

2886/19

I-2423/19



पचास
रुपये

रु.50

भारत

FIFTY
RUPEES

Rs.50

INDIA

INDIA NON JUDICIAL

पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

R 168424

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

[Handwritten signature]
12-15

Additional Dist. Sub Registrar
Seaidah

25 JUN 2019

THIS POWER OF ATTORNEY made this 25th day of June Two Thousand and Nineteen by (1) **CANDID MERCHANTS PVT. LTD.** [INCOME TAX PAN AADCC8710D], a company incorporated under the Companies Act, 1956 and an existing company within the meaning of the Companies Act, 2013 having its registered office at 16/D/1 Bose Pukur Prantik Pally, P.O. & P.S. - Kasba, Kolkata- 700 042, duly represented by its Director namely **Sri MANORANJAN BERA** [INCOME TAX PAN AMVPB2102K], son of Late Bhola Nath Bera, residing at 324, Shanti Pally, P. S. - Kasba, Kolkata 700 107, (2) **SWAPAN BERA** [INCOME TAX PAN ARZPB4738J], son of Sri Manoranjan Bera, residing at 324, Shanti Pally, P. S. - Kasba, Kolkata 700 107, hereinafter collectively referred to as the GRANTORS (which expression shall, unless excluded by and/or repugnant to the subject or context, be deemed to mean and include in case of the company its successor(s) in interest/office and assigns and in case of individual his heirs successors legal representatives executors administrators and assigns) in favour of (1)**PRADEEP KUMAR SINGH** [INCOME TAX PAN ARSPS9969D], son of Late Parmeshwar Singh, residing at 89, Salkia School Road, P.S. - Golabari, PO - Salkia, Howrah - 711106, (2) **AJAY SARAWOGI** [PAN: AMAPS4881K] son of Sri Nand Lal Sarawogi residing at DB-48, Salt Lake City, Sector I, P.O. & P.S. - Bidhan Nagar, Kolkata 700064, hereinafter referred to as the ATTORNEYS.

27/104953/19

ক্রমিক নং 3610 ডায়
মূল্য 50/- ক্রেতার নাম

24/06/2019

স্ট্যাম্প ভেঙার শ্রী বিশ্বজিত চক্রবর্তী
এ.ডি.এস.আর. অফিস ঢাকাদহ, নারায়ণ

Samaagi's - Sambes.
Buildings & Developments
LLP
F. Lionpat Bagla RD
Jambagan
Year: 7



A.D.S.R. SEALOH
5 JUN 2019
Dist.-South 24 Parganas

WHEREAS:

- A. By an Agreement dated 22nd September 2018 registered with the office of the ADSR Sealdah and recorded in Book No. I, CD Volume No. 1606-2018, Pages 141830 to 141876, being No. 160604303 for the year 2018 (hereinafter referred to as the said **AGREEMENT**), the Grantors have engaged and appointed **SARAWOGI & SANDEEP BUILDERS & DEVELOPERS LLP [INCOME TAX PAN ADQFS8966G]**, a Limited Liability Partnership Firm under the Limited Liability Partnership Act having its office at Room No. 101, Block B, 1st floor, 7 Ganpat Bagla Road, P.O. & P.S. – Jorabagan, Kolkata – 700 007 (hereinafter referred to as the **DEVELOPER**) for the purpose of development of the property at the Municipal Premises No. 12/1A Dharmatala Road, Kolkata – 700 042 (morefully mentioned and described in the **SCHEDULE** hereunder written and hereinafter collectively referred to as the said **PREMISES**) under the terms contained and recorded therein.
- B. It has been further agreed by and between the Grantors herein and the Developer under the said Agreement that the Grantors herein shall grant and execute a Power-of-Attorney in favour of the Designated Partners of the Developer to do act and perform necessary acts deeds and things necessary and/ or required for the purpose of the development of the said Premises and to sell and transfer the units/saleable spaces.
- C. Under the said Agreement, the Grantors have agreed to grant a Power of Attorney in favour of **(1) PRADEEP KUMAR SINGH [INCOME TAX PAN ARSPS9969D]**, son of Late Parmeshwar Singh, residing at 89, Salkia School Road, P.S. – Golabari, PO – Salkia, Howrah – 711106, **(2) AJAY SARAWOGI [PAN: AMAPS4881K]** son of Sri Nand Lal Sarawogi residing at DB-48, Salt Lake City, Sector I, P.O. & P.S. - Bidhan Nagar, Kolkata 700064, being the designated partners of the Developer firm to do act and perform various acts deeds and things required for the development of the said Premises and to sell and transfer the Units/Saleable Spaces in favour of the prospective transferees as required by the Developer from time to time.
- D. The Grantors are thus desirous of nominating constituting and appointing the said (1) Mr. Pradeep Kumar Singh and (2) Ajay Sarawogi, to be their true and lawful Attorneys to do act and perform various acts deeds and things in respect of the said Premises jointly and/or severally in terms of the said Agreement.

NOW KNOW YE ALL AND THESE PRESENTS WITNESSETH that We, the said Grantors do hereby nominate constitute and appoint the said (1) Mr. Pradeep Kumar Singh and (2) Ajay Sarawogi, be my true and lawful Attorneys to act do and perform the following acts deeds and things jointly and/or severally that is to say:

1. To look after manage supervise and administer all necessary affairs and matters in respect of the said Premises.
2. To cause to erect boundary walls around the said Premises.
3. To cause to demolish/ dismantle the existing structures upon the land at the said Premises.

Sarawogi Beant

*Ajay Sarawog
Pradeep Kumar Singh
M. Beant*



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A.D.S.R., SEALOH
৫ JUN 2019
Dist.-South 24 Parganas

4. To appoint, engage and employ durwans, security men, employees for the safety and security of the said Premises and pay their salary, remunerations and charges in terms of the said Agreement.
5. To apply for and obtain the mutation, conversion, assessment, determination of annual valuation, amalgamation and/or separation of the said Premises and to sign and execute all declarations, forms, affidavits, applications and all other papers and documents as required for such purpose.
6. To appoint Architect(s), Engineer(s), Contractor(s), agents, staff and to cause survey and soil test work of the said Premises and to pay their fees and charges.
7. To enter upon the said premises with men and material as may be required for the purpose of development work and erect the New Buildings as per the Building Plans to be sanctioned by the concerned statutory authorities.
8. To apply for and obtain for mutation, amalgamation, separation, correction of records, conversion of nature of land, sanction of Building Plan and further to obtain all approvals, consents, licenses, clearances permissions, sanctions and no-objections which may be required to be obtained from any authority, body or functionary under the applicable laws for erection construction and completion of New Building(s) upon the land at the said premises and also to appear and represent the Grantors before the concerned authorities such as the Kolkata Municipal Corporation, Kolkata Metropolitan Development Authority, WBSEDCL, WBSEB, CESC, Directorate of Lifts, Fire Services, Fire Brigade, Traffic Department, Directorate of Electricity, Police authorities, SWID, B.S.N.L., Public Works Department (PWD), Roads and Highway Department, National Highway Authority of India, Land Reforms offices, Planning authorities, Pollution Control Board, the authorities under Urban Land (Ceiling & Regulations) Act, 1976, Real Estate (Regulation & Development) Act, 2016 or law corresponding thereto, West Bengal (Regulation of Promotion of Construction and Transfer by Promoters) Act, West Bengal Land Reforms Act, Town and Country (Planning & Development) Act, West Bengal Pollution Control Board, West Bengal Housing Industry Regulation Act and/or Rules and/ or other competent authorities in the matters pertaining to the said Premises and for that purpose and to sign and execute necessary applications, undertakings, affidavits, deeds, documents, maps, sketches, drawings etc. for the aforesaid purpose and to obtain delivery of such plan.
9. To apply for, sign and execute necessary applications, undertakings, affidavits, sketches, drawings etc. for modifications/ variations/ alterations of the Building Plans from time to time as may be required.
10. To pay and deposit necessary fees and charges for obtaining such approvals, consents, permissions, sanctions, no-objections and sanctions and such modification/ variations/ alteration of the sanctioned plans and to receive and realize refunds of the excess and surplus of such amounts of fees and charges, if any.
11. To appear before the concerned authorities for determination and fixation and/or finalization and/or assessment of the annual valuation of the said Premises and for that purpose to sign, execute and



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submit necessary papers and documents and to do all other acts, deeds and things as the said Attorneys may deem fit and proper.

12. To apply for obtain quotas, entitlements and other allocations for cement, steel, bricks and other building materials and inputs and facilities for erection construction and completion of New Buildings at the said Premises.
13. To apply for and obtain connections of gas, water, sewerage, drainage, electricity, telephone and other facilities and utilities at the said Premises and to make alterations thereof and to close down and/or have disconnected the same and for that purpose to sign, execute and submit all papers, applications, documents and plans and to do all other acts, deeds and things as may be deemed fit and proper by the said Attorneys.
14. To apply for and obtain occupancy and completion certificate in respect of buildings or parts thereof from the concerned authorities.
15. To pay and deposit all rates, taxes and outgoings including municipal taxes, surcharge, Urban Land Tax, Rent, Revenue, Khazana and other statutory charges whatsoever, payable for and on account of the said Premises and receive and realize refunds of excess and surplus amounts if any.
16. To accept any service of writ of summons, notices, warrants, Subpoenas or other legal process and to appear in any courts, tribunals or authorities and to file, institute, commence, prosecute, enforce, defend, answer, oppose, settle and compromise all actions, suits, cases, appeals, revisional applications, review, trial, write applications and other legal proceedings and demands touching any of the matters concerning the said Premises or any part thereof including relating to acquisition and/or requisition in respect of the said premises or any part thereof and if think fit to compromise settle, refer to arbitration, abandon, any such action or proceeding as aforesaid and to adduce and depose evidences before any Court (Civil or Criminal or Revenue), Tribunal, Judicial Forum, Quasi-judicial forum and to sign, verify and affirm all complaints, petitions, depositions, papers, applications, petitions, written statements, vakalatnamas, memorandum of appeal and/or other papers and documents to be filed therein or otherwise required in connection therewith.
17. To sign, declare and/or affirm any complaint, written statement, petition, affidavit, verification, vakalatnama, Memo of Appeal or any other documents or papers in any proceedings or in any way connected therewith.
18. To engage, appoint, terminate and discharge any solicitor, counsel, advocate, vakil, pleader, lawyer and pay their fees.
19. To mortgage the said premises or any of them with any bank, financial institution or other lending entity and raise finance therefrom, to secure project finance required by the Developer and further to execute any further document or documents in furtherance of the above objective and further to acknowledge the debt and security without exposing the Grantors to any debt or liability.



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20. To enforce any covenant in any agreement, deed or any other contracts or documents of transfer and to exercise all rights and remedies available to the principal thereunder including to terminate any contract or agreement in such manner as the said Attorneys may deem fit and proper.
21. To have the names of transferees mutated and the portions purchased by them separately assessed in all municipal records and with all authorities and/or persons having jurisdiction and to deal with such authority and/or authorities in such manner as the said attorney or attorneys may deem fit and proper.
22. To contest or challenge any proceeding relating to vesting or acquisition or relating to any encumbrance, obligation or liability on the said premises or any part thereof and to attend hearings and object or settle with them and to receive compensations and other moneys payable in respect of acquisition and/or requisition of the said Premises or any part thereof.
23. To do and perform all acts, deeds, matters and things necessary for all or any of the purposes aforesaid and for giving full effect to the powers and authorities herein before contained, as fully and effectually as the Grantors could do in person.
24. To negotiate and enter into agreements with the prospective purchasers for sale and transfer of the units/saleable spaces in the New Building(s) at the said Premises in terms of the said Agreement.
25. To receive the considerations, realizations, premium and rents accruing from sale and transfer of the units/saleable spaces in the New Building(s) at the said Premises in terms of the said Agreement and to give and effectuate receipt for the same.
26. To sign execute and present for registration agreements indentures deeds and other documents for the purpose of sale and transfer of the units/saleable spaces in the New Building(s) at the said premises and attributes pertaining thereto in terms of the said Agreement.
27. To represent me and appear before any Registrar of Assurances, District Registrar or Additional District Sub-Registrar or other Officers or Authorities having jurisdiction in that behalf and thereto present for registration and acknowledge and register pursuant to the provisions and regulations in that behalf for the time being enforced all agreements indentures deeds and other documents executed and signed or made either by us personally or under authority of these presents or which we could present for registration and to admit the execution thereof and do all other acts and things in that behalf as our said Attorneys may deem necessary prudent or expedient for the purpose of sale and transfer of the units/saleable spaces in the New Building(s) at the said premises together with attributes pertaining thereto in terms of the said Agreement.
28. To grant consent and 'No Objection Certificate' and to sign the agreements indentures deeds and other documents as may be required for enabling prospective purchasers to apply for and obtain loans/financial accommodation from banks and/or financial institutions.



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29. To give physical possession of the units/saleable spaces to the prospective transferees in the Project
30. To generally do all acts, deeds, matters and things in respect of the development of the said premises and sale and transfer of the units/saleable spaces in the New Building(s) the said premises together with attributes pertaining thereto as the said Attorneys shall think fit and proper in terms of the said Agreement.

The Grantors do hereby agree to ratify and confirm all and whatever acts, deeds, matters and things that the said Attorneys shall lawfully do or cause to be done by virtue hereof.

For all or any of the purposes hereinbefore stated to appear before all authorities having jurisdiction and to sign, execute correspond and submit papers and documents on our behalf.

AND GENERALLY to do all acts, deeds and things in our names as we could have lawfully done and we hereby ratify and confirm and agree to ratify and confirm all and whatsoever the said Attorneys shall lawfully do or cause to be done in respect of or about the said Premises and development as aforesaid in terms of the said Agreement.

AND GENERALLY to act as our Attorneys for and on our behalf and to do and execute all instruments, acts, deeds, matters and things as fully and effectually as we could have done if personally present and we hereby agree to ratify and confirm whatever our said Attorneys shall do or purport to be done by virtue of these presents.

THE SCHEDULE ABOVE REFERRED TO:
(SAID PREMISES)

ALL THAT the piece and parcel of land admeasuring about 44 cottah 4 chittacks 22 sq. ft. be the same a little more or less with various RTS shed structures measuring about 3000 sq. ft. more or less including a Tank comprising an area of 6 cottah, under CS Dag Nos. 1918, 1947, 1048, 1949, 1950 appertaining to CS Khatian No. 30 in Mouza: Kasba, being the Municipal Premises No. 12/1A Dharmatala Road, (Zone – Shani Mandir - Lohamaath), Kolkata – 700 042, District: South 24 Parganas, West Bengal TOGETHER WITH all sorts of easement rights over the common passage, electricity, drainage, etc. and butted and bounded as follows:-

- On the North : By Premises No. 50/3D, 50/3E, 50/3C, 50/3A/3, 50/2C, 50/2B Dharmatala Road & 16' 6" road
- On the South : By Premises No. 41B, 22C/1 Dharmatala Road
- On the East : By 50/3F/1A Dharmatala Road
- On the West : By 59A, 59B, 59C Dharmatala Road.

OR HOWSOEVER OTHERWISE the same now are is or heretofore were or was situated butted bounded called known numbered described or distinguished.



A.D.S.R. SEALDAH
25 JUN 2019
Dist.-South 24 Parganas

7.

IN WITNESS WHEREOF We, the said Grantors, have hereunto set and subscribed my hands and seals on the day, month and year first above written.

SIGNED, SEALED AND DELIVERED by the said **GRANTORS** at Kolkata in the presence of:

[Signature]
204 A.J.C. Bose Rd.
K-9-17

CANDID MERCHANTS PRIVATE LIMITED

[Signature]
Director

Sushil Kumar Singh
3, Pathrunighat street.
Kolkata - 700006.

[Signature]

Accepted by us

[Signature]
204 A.J.C. Bose Rd.
K-9-17

Pradeep Kumar Singh
Atop Jarawan

Sushil Kumar Singh.

Dated by -
S. Mitra, A.N.
Wife Court, Calcutta
WB/340/06



ls
A.D.R., SEALDAH
25 JUN 2019
Dist.-South 24 Parganas

SPECIMEN FORM FOR TEN FINGERPRINTS



Manoj Ranjendra

| | Little Finger | Ring Finger | Middle Finger | Fore Finger | Thumb |
|------------|---------------|-------------|---------------|-------------|---------------|
| Left Hand | | | | | |
| | Thumb | Fore Finger | Middle Finger | Ring Finger | Little Finger |
| Right Hand | | | | | |



Sampat Bora

| | Little Finger | Ring Finger | Middle Finger | Fore Finger | Thumb |
|------------|---------------|-------------|---------------|-------------|---------------|
| Left Hand | | | | | |
| | Thumb | Fore Finger | Middle Finger | Ring Finger | Little Finger |
| Right Hand | | | | | |



Pradeep Kumar Singh

| | Little Finger | Ring Finger | Middle Finger | Fore Finger | Thumb |
|------------|---------------|-------------|---------------|-------------|---------------|
| Left Hand | | | | | |
| | Thumb | Fore Finger | Middle Finger | Ring Finger | Little Finger |
| Right Hand | | | | | |



Atul Jaiswal

| | Little Finger | Ring Finger | Middle Finger | Fore Finger | Thumb |
|------------|---------------|-------------|---------------|-------------|---------------|
| Left Hand | | | | | |
| | Thumb | Fore Finger | Middle Finger | Ring Finger | Little Finger |
| Right Hand | | | | | |



ls
A.D.S.R., SEALDAH
25 JUN 2019
Dist.-South 24 Parganas



CANDID MERCHANTS PRIVATE LIMITED

Director

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA



स्थायी लेखा संख्या कार्ड
Permanent Account Number Card
ADQFS8966G



नाम / Name
SARAWOGI & SANDEEP BUILDERS
& DEVELOPERS LLP

निगमन / गठन की तारीख
Date of Incorporation / Formation
09/05/2018

81052018

SARAWOGI & SANDEEP BUILDERS & DEVELOPERS LLP

Pradeep Kumar Singh

Designated Partner

इस कार्ड के खोने / कहीं पर डुबका खुद निकालें / खोने पर
आयकर सेविन सेवा इकाई, एनएसटीयू
एनएसटीयू, मनी स्ट्रीट, प्लॉट नं. 341, एन 99/0,
मोडल कॉलोनी, दीप बिल्डिंग चौक के पास,
पुणे - 411 016.

*If this card is lost / someone's lost card is found,
please inform / return to:
Income Tax PAN Services Unit, NSDL,
5th floor, Mantri Sterling,
Plot No. 341, Survey No. 99/0,
Model Colony, Near Deep Building Check,
Pune - 411 016.*

Tel: 91-20-2221 8080, Fax: 91-20-2221 8061
e-mail: pan@nsdl.co.in

कार्ड लेखा संख्या / PERMANENT ACCOUNT NUMBER
ARSPS9969D

चरित्र चित्र / PHOTO

नाम / NAME
PRADEEP KUMAR SINGH

पिता का नाम / FATHER'S NAME
LATE PARMESHWAR SINGH

जन्म तिथि / DATE OF BIRTH
15-01-1962

हस्ताक्षर / SIGNATURE
Pradeep Singh

आयकर अधिकारी (आय. कर), कोलकाता
COMMISSIONER OF INCOME-TAX (C.O.), KOLKATA

Pradeep Kumar Singh

इस कार्ड के खो / गिरा जाने पर दुरुस्त करने वाले अधिकारी को सूचित / वापस कर दें संयुक्त आयकर (आयुक्त, प्रशासक एवं तकनीकी), पी-7, चौरंगी स्क्वायर, कोलकाता - 700 069.

In case this card is lost/found, kindly inform/return to the issuing authority :
Joint Commissioner of Income-tax (Systems & Technical),
P-7,
Chowringhee Square,
Calcutta- 700 069.



भारतीय विशिष्ट पहचान प्राधिकरण
 भारत सरकार
 Unique Identification Authority of India
 Government of India

Enrollment No : 13251350134950

Pradeep Kumar Singh

100, Narmada, Durg
 City, 491001
 Dist, 491001
 Naxal, 541001
 Naxal, 541001, Jammu
 West Bengal - 711001
 309021430



13251350134950



संख्या : 4817 6466 1101

4817 6466 1101

मेरा आधार, मेरी पहचान



भारत सरकार
 Government of India

Pradeep Kumar Singh



13251350134950

4817 6466 1101



मेरा आधार, मेरी पहचान

Pradeep Kumar Singh

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

AJAY SARAWOGI

NAND LAL SARAWOGI

10/01/1969

Permanent Account Number

AMAPS4881K

Ajay Sarawog

Signature



10122013

Ajay Sarawog

Ajay Sarawog

इस कार्ड के खोने / काने पर कृपया सूचित करें / सीटिंग:

आयकर सेवाएँ, एनएसडीयू
5 वीं मंजिल, मंत्री स्टडींग, प्लॉट नं. 341, सर्वे नं. 997/8,
मॉडल कॉलोनी, नैर डीप बंगला चौक के पास,
पुणे - 411 016.

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

Income Tax PAN Services Unit, NSDL
5th floor, Mantri Sterling,
Plot No. 341, Survey No. 997/8,
Model Colony, Near Deep Banglow Chowk,
Pune - 411 016.

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

Ajay Sarawog

Ajay Sarawog



भारत सरकार
GOVERNMENT OF INDIA



অজয় সর্গপতি
Ajay Sarngop
পিতা : নন্দলাল সর্গপতি
Father : Nandlal Sarngop
জন্ম বর্ষ / Year of Birth : 1969
পুংলব্দ / Male



6183 9495 4624

- সাধারণ মানুষের অধিকার

Ajay Sarngop
Ajay Sarngop

ভারতীয় বিশিষ্ট পরিচয় প্রাধিকরণ
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

ঠিকানা
S/O নন্দলাল সর্গপতি, 1A3-87A,
সরকারি গার্লস হাইস্কুল-৫, বি ১
ইটা, ৭০০০৫৫, কলকাতা,
ভারত-৭১। পিন কোড: ৭১১০৫৫

Address
S/O Nandlal Sarngop,
DB-48, Salt Lake City Sec-
tor-4, CA Island, Kolkata, Bid-
hannagar, Bidhannagar CC
Block, Kolkata, West Bengal,
700063



Ajay Sarngop
Ajay Sarngop

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

SWAPAN BERA

MANORANJAN BERA

04/06/1977

Permanent Account Number

ARZPB4738J

Swapan Bera
Signature



12122018

Swapan Bera
Swapan Bera

Swapan Bera



भारतीय विशिष्ट पहचान प्राधिकार

भारत सरकार

Government of India

Enrollment No.: 1020/46284/04182

To
Swapn Bera
S/O Manoranjan Bera
1 FF, 14/A GARCHA 2ND LN.
Ballygunge
Circular Avenue Kolkata
West Bengal 700019
9163549872

03/02/2012
2-10/2012
03/02/2012



MD929026304FH



आपका आधार क्रमांक / Your Aadhaar No. :

5000 7998 0744

मेरा आधार, मेरी पहचान



भारत सरकार



Swapn Bera
Father : MANORANJAN BERA
DOB : 04/06/1977
Male



5000 7998 0744

मेरा आधार, मेरी पहचान

Swapn Bera



सूचना

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

INFORMATION

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

देश भर में मान्य है।
 अधिकारों में उपयोगी और और-सहायकी सेवाओं
 का लाभ उठाने में उपयोगी होगा।
 is valid throughout the country.
 will be helpful in availing Government
 and Non-Government services in future.

Address:
 S/O Manoranjan Bera, 1 FR, 14/A GARCHA 2ND LN.,
 Ballygunge, Kolkata, Ballygunge, West Bengal, 700019

5000 7998 0744



help@uidai.gov.in

www.uidai.gov.in



भारत सरकार
GOVERNMENT OF INDIA



सुशिल कुमार सिंह
Sushil Kumar Singh
जन्म तिथि: DOB: 30/11/1978
पुरुष / MALE



7854 7848 9365

मेरा आधार मेरी पहचान

Sushil Kumar Singh.



भारतीय विशिष्ट पहचान प्राधिकरण
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

Address

पता:
S/O लेट मदन मोहन सिंह, रम्य बंगला,
3, पथुरिया घाट स्ट्रीट, नार बिनानी
धर्मशाला, बार्डो स्ट्रीट स.ओ,
कोलकाता,
वेस्ट बंगाल - 700006

S/O Late Madan Mohan Singh,
2ND FLOOR, 3, PATHURIA GHAT
STREET, NEAR BINANI
DHARMASALA, Beadan Street
S.O, Kolkata,
West Bengal - 700006

7854 7848 9365



1947
1800 300 1947

UIDAI
UIDAI@nicai.gov.in

www.uidai.gov.in

P.O. Box No. 1947,
Bangalore-560 001

Major Information of the Deed

| | | | |
|---|--|---|------------|
| Deed No : | I-1606-02423/2019 | Date of Registration | 25/06/2019 |
| Query No / Year | 1606-1000134953/2019 | Office where deed is registered | |
| Query Date | 13/06/2019 2:44:58 PM | A.D.S.R. SEALDAH, District: South 24-Parganas | |
| Applicant Name, Address & Other Details | Pradeep Kumar Singh Golabari, Thana : Golabari, District : Howrah, WEST BENGAL, PIN - 711106, Mobile No. : 9830020498, Status :Buyer/Claimant | | |
| Transaction | Additional Transaction | | |
| [0138] Sale, Development Power of Attorney after Registered Development Agreement | | | |
| Set Forth value | Market Value | | |
| Rs. 3,00,00,000/- | Rs. 15,49,31,358/- | | |
| Stampduty Paid(SD) | Registration Fee Paid | | |
| Rs. 50/- (Article:48(g)) | Rs. 7/- (Article:E) | | |
| Remarks | Development Power of Attorney after Registered Development Agreement of [Deed No/Year]:- 160604303/2018 Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area) | | |

Land Details :



District: South 24-Parganas, P.S:- Kasba, Corporation; KOLKATA MUNICIPAL CORPORATION, Road: Dharma Tala Road, Road Zone : (Shani Mandir – Lohamaath) , Premises No: 12/1A, , Ward No: 067 Pin Code : 700042

| Sch No | Plot Number | Khatian Number | Land Use Proposed ROR | Area of Land | SetForth Value (In Rs.) | Market Value (In Rs.) | Other Details |
|--------|----------------------|----------------|-----------------------|----------------------------|-------------------------|-----------------------|--|
| L1 | | | Bastu | 38 Katha 4 Chatak 22 Sq Ft | 2,50,00,000/- | 13,17,76,962/- | Width of Approach Road: 17 Ft., , Project Name : |
| L2 | | | Tank | 6 Katha | 25,00,000/- | 2,06,54,396/- | Width of Approach Road: 17 Ft., , Project Name : |
| | | TOTAL : | | 73.0629Dec | 275,00,000 /- | 1524,31,358 /- | |
| | Grand Total : | | | 73.0629Dec | 275,00,000 /- | 1524,31,358 /- | |

Structure Details :

| Sch No | Structure Details | Area of Structure | Setforth Value (In Rs.) | Market value (In Rs.) | Other Details |
|--|-------------------|-------------------|-------------------------|-----------------------|---------------------------|
| S1 | On Land L1 | 3000 Sq Ft. | 25,00,000/- | 25,00,000/- | Structure Type: Structure |
| Gr. Floor, Area of floor : 3000 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 10 Years, Roof Type: Tiles Shed, Extent of Completion: Complete | | | | | |
| | Total : | 3000 sq ft | 25,00,000 /- | 25,00,000 /- | |

Principal Details :



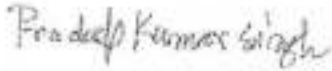


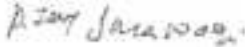
| SI No | Name,Address,Photo,Finger print and Signature | | | |
|-------|--|---|--|---|
| 1 | Candid Merchants Private Limited 16/D/1 Bose Pukur Prantik Pally, P.O:- Kasba, P.S:- Kasba, District:-South 24-Parganas, West Bengal, India, PIN - 700042 , PAN No.:: AADCC8710D, Status :Organization, Executed by: Representative, Executed by: Representative | | | |
| 2 | Name Mr Swapan Bera (Presentant) Son of Mr Manoranjan Bera Executed by: Self, Date of Execution: 25/06/2019 , Admitted by: Self, Date of Admission: 25/06/2019 ,Place : Office | Photo  | Finger Print  | Signature  |
| | 25/06/2019 | LTI 25/06/2019 | 25/06/2019 | |
| | 324 Shanti Pally, P.O:- Kasba, P.S:- Kasba, District:-South 24-Parganas, West Bengal, India, PIN - 700107 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: ARZPB4738J, Status :Individual, Executed by: Self, Date of Execution: 25/06/2019 , Admitted by: Self, Date of Admission: 25/06/2019 ,Place : Office | | | |

Attorney Details :

| SI No | Name,Address,Photo,Finger print and Signature | | | |
|-------|--|--|--|--|
| 1 | Sarawogi & Sandeep Builders & Developers LLP 7 Ganpat Bagla Road, P.O:- Jorabagan, P.S:- Jorabagan, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700042 , PAN No.:: ADQFS8966G, Status :Organization, Executed by: Representative | | | |

Representative Details :

| SI No | Name,Address,Photo,Finger print and Signature | | | |
|-------|--|---|--|---|
| 1 | Name Mr Manoranjan Bera Son of Late Bholanath Bera Date of Execution - 25/06/2019 , , Admitted by: Self, Date of Admission: 25/06/2019, Place of Admission of Execution: Office | Photo  | Finger Print  | Signature  |
| | Jun 25 2019 12:22PM | LTI 25/06/2019 | 25/06/2019 | |
| | 324 Shanti Pally, P.O:- Kasba, P.S:- Kasba, District:-South 24-Parganas, West Bengal, India, PIN - 700107, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AMVPB2102K Status : Representative, Representative of : Candid Merchants Private Limited (as director) | | | |

| | | | | |
|--|---|---|---|---|
| 2 | Name Mr Pradeep Kumar Singh Son of Late Parmeshwar Singh Date of Execution - 25/06/2019, , Admitted by: Self, Date of Admission: 25/06/2019, Place of Admission of Execution: Office |  |  |  |
| | Jun 25 2019 12:22PM | LTI 25/06/2019 | 25/06/2019 | |
| 89 Salkia School Road, P.O:- Salkia, P.S:- Golabari, Howrah, District:-Howrah, West Bengal, India, PIN - 711106, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.: ARSPS9969D Status : Representative, Representative of : Sarawogi & Sandeep Builders & Developers LLP (as designated partner) | | | | |
| 3 | Name Mr Ajay Sarawogi Son of Mr Nand Lal Sarawogi Date of Execution - 25/06/2019, , Admitted by: Self, Date of Admission: 25/06/2019, Place of Admission of Execution: Office |  |  |  |
| | Jun 25 2019 12:21PM | LTI 25/06/2019 | 25/06/2019 | |
| DB-48, Salt Lake City, Sector - I, P.O:- Bidhannagar, P.S:- Bidhannagar, Bidhannagar, District:-North 24 -Parganas, West Bengal, India, PIN - 700064, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.: AMAPS4881K Status : Representative, Representative of : Sarawogi & Sandeep Builders & Developers LLP (as designated partner) | | | | |

Identifier Details :

| Name | Photo | Finger Print | Signature |
|---|---|---|---|
| Mr Sushil Kumar Singh Son of Late Madan Mohan Singh 3, Pathuriaghata Street, P.O:- Beadon Street, P.S:- Jorabagan, District:-Kolkata, West Bengal, India, PIN - 700006 |  |  |  |
| | 25/06/2019 | 25/06/2019 | 25/06/2019 |
| Identifier Of Mr Swapan Bera, Mr Manoranjan Bera, Mr Pradeep Kumar Singh, Mr Ajay Sarawogi | | | |

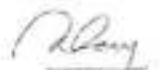
| Transfer of property for L1 | | |
|------------------------------------|----------------------------------|--|
| Sl.No | From | To. with area (Name-Area) |
| 1 | Candid Merchants Private Limited | Sarawogi & Sandeep Builders & Developers LLP-31.5815 Dec |
| 2 | Mr Swapan Bera | Sarawogi & Sandeep Builders & Developers LLP-31.5815 Dec |
| Transfer of property for L2 | | |
| Sl.No | From | To. with area (Name-Area) |
| 1 | Candid Merchants Private Limited | Sarawogi & Sandeep Builders & Developers LLP-4.95 Dec |
| 2 | Mr Swapan Bera | Sarawogi & Sandeep Builders & Developers LLP-4.95 Dec |
| Transfer of property for S1 | | |
| Sl.No | From | To. with area (Name-Area) |
| 1 | Candid Merchants Private Limited | Sarawogi & Sandeep Builders & Developers LLP-1500.00000000 Sq Ft |
| 2 | Mr Swapan Bera | Sarawogi & Sandeep Builders & Developers LLP-1500.00000000 Sq Ft |

Endorsement For Deed Number : I - 160602423 / 2019

On 13-06-2019

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 15,49,31,358/-



Kaushik Ray
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. SEALDAH
South 24-Parganas, West Bengal

On 25-06-2019

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 12:15 hrs on 25-06-2019, at the Office of the A.D.S.R. SEALDAH by Mr. Swapan Bera , one of the Executants.

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

Execution is admitted on 25/06/2019 by Mr Swapan Bera, Son of Mr Manoranjan Bera, 324 Shanti Pally, P.O: Kasba, Thana: Kasba, , South 24-Parganas, WEST BENGAL, India, PIN - 700107, by caste Hindu, by Profession Business
 Identified by Mr Sushil Kumar Singh, , Son of Late Madan Mohan Singh, 3, Pathuriaghata Street, P.O: Beadon Street, Thana: Jorabagan, , Kolkata, WEST BENGAL, India, PIN - 700006, by caste Hindu, by profession Service

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

Execution is admitted on 25-06-2019 by Mr Manoranjan Bera, director, Candid Merchants Private Limited, 16/D/1 Bose Pukur Prantik Pally, P.O:- Kasba, P.S:- Kasba, District:-South 24-Parganas, West Bengal, India, PIN - 700042

Identified by Mr Sushil Kumar Singh, , Son of Late Madan Mohan Singh, 3, Pathuriaghata Street, P.O: Beadon Street, Thana: Jorabagan, , Kolkata, WEST BENGAL, India, PIN - 700006, by caste Hindu, by profession Service

Execution is admitted on 25-06-2019 by Mr Pradeep Kumar Singh, designated partner, Sarawogi & Sandeep Builders & Developers LLP (LLP), 7 Ganpat Bagla Road, P.O:- Jorabagan, P.S:- Jorabagan, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700042

Identified by Mr Sushil Kumar Singh, , Son of Late Madan Mohan Singh, 3, Pathuriaghata Street, P.O: Beadon Street, Thana: Jorabagan, , Kolkata, WEST BENGAL, India, PIN - 700006, by caste Hindu, by profession Service

Execution is admitted on 25-06-2019 by Mr Ajay Sarawogi, designated partner, Sarawogi & Sandeep Builders & Developers LLP (LLP), 7 Ganpat Bagla Road, P.O:- Jorabagan, P.S:- Jorabagan, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700042

Identified by Mr Sushil Kumar Singh, , Son of Late Madan Mohan Singh, 3, Pathuriaghata Street, P.O: Beadon Street, Thana: Jorabagan, , Kolkata, WEST BENGAL, India, PIN - 700006, by caste Hindu, by profession Service

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 7/- (E = Rs 7/-) and Registration Fees paid by Cash Rs 7/-

Payment of Stamp Duty

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

1. Stamp: Type: Impressed, Serial no 3610, Amount: Rs.50/-, Date of Purchase: 24/06/2019, Vendor name: B Chakraborty



Kaushik Ray
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. SEALDAH
South 24-Parganas, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1606-2019, Page from 87350 to 87373

being No 160602423 for the year 2019.



Digitally signed by KAUSHIK ROY
Date: 2019.06.25 13:50:56 +05:30
Reason: Digital Signing of Deed.

(Kaushik Ray) 25-06-2019 13:50:12
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. SEALDAH
West Bengal.

(This document is digitally signed.)