

3353/23 VC-702/23

I - 3277/23

भारतीय गैर न्यायिक



पचास
रुपये
₹.50

FIFTY
RUPEES
Rs.50

पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

AE 695580

3-30
ce - 2519517

[Faded text]

[Signature]
Signature, South 24-parganas
02.03

THIS POWER OF ATTORNEY made this ^{1st} day of March, 2023, **BY (1) SUNRISE BUILDERS AND FINANCE PRIVATE LIMITED**, having **PAN- AAHCS7635P**, CIN No.U70101WB1987PTC041889, a company duly incorporated under the Companies Act, 1956, having its registered office at Plot No. 26, 11/1/C, East Topsia Road, Kolkata-700 046, represented by its Director Vikash Agarwal, son of Sri Gokul Chand Agarwal, residing at 11A/1, Sunny Park, Police Station - Ballygunge, Kolkata-700 019, **AND (2) URVASHI DISTRIBUTORS PRIVATE LIMITED**, having **PAN AABCU0786D**, CIN No.U52100WB2009PTC134992, a company duly incorporated under the Companies Act, 1956, having its registered office at 11/1/C, East Topsia Road, Plot No. 26, Kolkata-700 046, represented by its Director Vikash Agarwal, son of Sri Gokul Chand Agarwal, residing at 11A/1, Sunny Park, Police Station - Ballygunge, Kolkata-700 019, hereinafter jointly referred to as the **OWNERS** (which expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include their respective heirs, executors, administrators and legal representatives) **IN FAVOUR OF M/S UTOPIA**



43094

ANUBRATA DHAR
(Advocate)
C.M.N Court KOL - 1

SOLD TO.....
OF.....
RS.....
JAYDEEP CHATTERJEE
16, INDIA EXCHANGE PLACE, KOL-1
LICENSED STAMP VENDOR
NR-35T/2016

20 AUG 2022

20 AUG 2022

[Signature]
(SONNYADIT GUPTA)



UTOPIA DEVELOPERS

[Signature]
PARTNER



For Sunrise Builders & Finance Pvt. Ltd.

[Signature]
Director



For URVASHI DISTRIBUTORS PVT. LTD.

[Signature]
DIRECTOR



[Signature]
COMPANIES
2022

DEVELOPERS (PAN - AAGFU6177J) having its registered office at P-78, Lake Road, P.O. Sarat Bose Road, P.S. Rabindra Sarobar, Kolkata - 700 029 represented by its Partner SOUMYAJIT GUPTA, son of Late Indrajit Gupta, having PAN- AJAPG9130E And AADHAR NO. 4474 9191 3448 residing at premises No.87A,Sarat Bose Road,P.O.- Sarat Bose Road, P.S.- Bhowanipore, Kolkata-700 026, hereinafter referred to as the **ATTORNEY** (which expression shall, unless excluded by or repugnant to the subject or context be deemed to mean and include his heirs, executors, administrators, legal representatives and assigns)

WHEREAS:

A. The Owners are the recorded Owners and are absolutely seized and possessed of and/or otherwise well and sufficiently entitled to All That the said premises being No's. 15/2 and 15/1B, Priyanath Mullick Road, Post Office-Kalighat, Police Station-Bhowanipore, Kolkata- 700 026, under Kolkata Municipal Corporation, Ward No.72, District- South 24-Parganas, free from all encumbrances, charges, liens, lispence, acquisitions, requisitions, attachments, trusts of whatsoever nature being **All That** the piece and parcel of land containing an area of 07 cottahs 09 chittaks 30 sq.ft be the same a little more or less togetherwith a 2 (Two) storied structure standing thereon measuring an area of 3000 sq.ft. be the same a little more or less situate lying at and being Premises No.15/2, Priyanath Mullick Road, Police Station-Bhowanipore, Kolkata- 700 026, under Kolkata Municipal Corporation, Ward No.72, Sub Registrar Alipore, District-South 24-Parganas, more fully and particularly described in the **Schedule** hereunder written hereinafter referred to as the "**FIRST PREMISES**" And **All That** the piece and parcel of land containing an area of 02 cottahs 10 chittaks 40 sq.ft be the same a little more or less togetherwith a 3 (Three) storied structure standing thereon measuring an area of 2100 sq.ft. be the same a little more or less situate lying at and being Premises No.15/1B, Priyanath Mullick Road, Police Station-Bhowanipore, Kolkata- 700 026, under Kolkata Municipal Corporation, Ward No.72, Sub Registrar Alipore, District-South 24-Parganas, more fully and particularly described in the **Schedule** hereunder written hereinafter referred to as the "**SECOND PREMISES**"

B. By a Development Agreement dated 25th day of March, 2021, made between (1) **SUNRISE BUILDERS AND FINANCE PRIVATE LIMITED**, having PAN **AAHCS7635P**, CIN No.U70101WB1987PTC041889, a company duly incorporated under the Companies Act, 1956, having its registered office at Plot No. 26, 11/1/C, East Topsia Road, Kolkata-700 046, represented by its Director Vikash Agarwal, son of Sri Gokul Chand Agarwal, residing at 11A/1, Sunny Park, Police Station -





Ballygunge, Kolkata-700 019, **AND (2) URVASHI DISTRIBUTORS PRIVATE LIMITED**, having **PAN AABCU0786D**, **CIN No.U52100WB2009PTC134992**, a company duly incorporated under the Companies Act, 1956, having its registered office at 11/1/C, East Topsia Road, Plot No. 26, Kolkata-700 046, represented by its Director Vikash Agarwal, Son of Sri Gokul Chand Agarwal, residing at 11A/1, Sunny Park, Police Station – Ballygunge, Kolkata-700 019, hereinafter jointly referred to as the **OWNERS** of the First Part and **M/S, UTOPIA DEVELOPERS**, represented through one of its Partners **MR. SOUMYAJIT GUPTA**, therein referred to as the Developer of the Second Part and registered with the District Sub-Registrar- III, in Book No. I, Being No. 160302738 for the year 2021, (hereinafter referred to as the **SAID AGREEMENT**) the Owners have appointed the said Developer to develop the said premises by construction of a multi-storied residential building thereon or on the part thereof in accordance with the terms and conditions therein contained.

C. The said First and Second Premises has since been amalgamated and mutated in the name of the Owners herein in the assessment records of the Kolkata Municipal Corporation, and the Owners herein are absolutely seized and possessed of and/or otherwise well and sufficiently entitled to all that said property free from all encumbrances, charges, liens, lispentence acquisitions, requisitions trusts of whatsoever nature.

D. Pursuant to and in terms of the said Development Agreement the said Developer has nominated the said Mr. Soumyajit Gupta, one of its Partners and requested the Owners to grant a Power of Attorney in their favour to enable the Developer to carry out and execute the said Agreement and to act ,execute and carry out the deeds and activities which the Developer needs to undertake for the purpose of the said development work as per and in terms of the said Development Agreement the said Owners intends to nominate, constitute and appoint the said Mr. Soumyajit Gupta, to be their true and lawful Attorney to act do and perform the following acts deeds and things.

NOW KNOW YE ALL AND THESE PRESENTS WITNESSETH that We, (1) **SUNRISE BUILDERS AND FINANCE PRIVATE LIMITED**, **AND (2) URVASHI DISTRIBUTORS PRIVATE LIMITED**, both represented by its Director Vikash Agarwal, son of Sri Gokul Chand Agarwal, residing at 11A/1, Sunny Park, Police Station – Ballygunge, Kolkata-700 019, do hereby nominate constitute and appoint the said **SOUMYAJIT GUPTA**, son of Mr. Indrajit Gupta, to be our true and lawful Attorney, in our name and on our behalf to do, execute, perform and exercise all and any one of the following acts, deeds, matters and things that is to say:-



1. To pay all rates, taxes, charges, expenses and other outgoings whatsoever payable for and on account of the said premises or any part thereof.
2. To appoint architects, contractors, sub-contractors and surveyors as may be required for the preparation of the building plan and to supervise the development and construction work of the New Building on the said premises or part thereof.
3. To enter upon the said premises with men and material as may be required for the purpose of development work and erect the New Building as per the Building Plans to be sanctioned.
4. To apply for and obtain sanction of a building plan from the Kolkata Municipal Corporation in respect of the said premises and to further apply for and obtain any modification or alterations thereto from time to time and at all times hereafter in terms of the said Development Agreement at the Developer's own costs and expenses.
5. To sign and execute all plans, sketches, maps, declarations, including Boundary Declaration, forms, petitions, letters, Deed of Exchange and/or Deed of Gift required to be done for Amalgamation of the said premises with any adjacent plot or plots or any other documents relating to or in connection with the applying for and obtaining sanction of plan in respect of the development of the said premises.
6. To make deposits with the Planning Authorities and other authorities for the purpose of carrying out the development work and construction of the new building on the said premises and to claim refunds of such deposits and to give valid and effectual receipt and discharge for the same.
7. To apply for and obtain necessary permissions, and/or approvals and/or sanctions and/or licence and/or no objection from any statutory authority including the Kolkata Municipal Corporation, Kolkata Metropolitan Development Authority, Fire Brigade, Kolkata Police, Enviromental Department, Authorised Officer under the West Bengal Building (Regulation of Promotion of Construction and Transfer by Promoters) Act, 1993, Competent Authority under the West Bengal Apartment Ownership Act, 1972 and all other licencing and statutory authorities as and whenever required.
8. To appear and represent us before the necessary authorities including the Kolkata Municipal Corporation, Kolkata Metropolitan Development Authority, Fire Brigade, Kolkata Police, Enviromental Department, Authorised Officer under the West Bengal Building (Regulation of Promotion of Construction and Transfer by Promoters) Act, 1993 and all licencing and statutory authorities in connection with the obtaining of no objection, approvals, permission, sanction, modification and/or alteration of plans for the new building.
9. To apply for and obtain clearance certificate, if required, from the West Bengal Pollution Control Board for sanction of plan of the said premises.



10. To pay fees for obtaining 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 premises and also other papers and documents as may be required by the necessary authorities and to appoint Architects and other Agents for the aforesaid purposes as the said Attorney shall think fit and proper.

11. To receive the excess amount of fees, if any, paid for the purpose of sanction, modification and/or alteration of the plans to any authority or authorities.

12. To obtain delivery of the sanction plan and the completion certificate of the building from the Kolkata Municipal Corporation or any other authority or authorities.

13. To apply for and obtain electricity gas, water, sewerage, drainage, telephone or other connections of any other Utility providers to the said premises and/or to make alterations therein 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 Attorney.

14. To appear and represent us before all authorities including the Kolkata Municipal Corporation for fixation and/or finalization of the annual valuation of the said premises and for that purpose to sign, execute and submit necessary papers and documents and to do all other acts, deeds and things as the said Attorneys may deem fit and proper.

15. To commence prosecute enforce, defend, answer and oppose all actions 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 before any Court, Civil or Criminal or Revenue.

16. 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 with the said premises or part thereof.

17. To deposit and withdraw fees, documents and moneys in and from any Court or Courts and/or any other person or authority and give valid receipts and discharges therefor.

18. To accept any service of writ of summons or other legal process and to appear in any court of authority as my Attorney deems appropriate and to commence any action or legal proceedings in any court or before any authority and to prosecute,



discontinue or become non-suited and to settle, compromise or refer any dispute to arbitration as my Attorney may think fit and proper and for such purpose to appoint any Solicitor, Advocate, Lawyer and pay the costs, expenses, fees and other outgoings. Further, to depose in the court of law or any authority, sign, declare and/or affirm any plaint, written statement, petition, affidavit, verification, vakalatnama, and warrant of Attorney, Memo of Appeal or any other documents or papers in any proceedings or in any way connected therewith.

19. To make, sign and submit applications and Petitions, letters and other documents to the appropriate Government (State and Central) Departments, Local Authorities or other competent or Appropriate Authorities or bodies for all and any licenses, permissions, consents, approvals, no objection certificates and clearances as may be required by any Central or State legislation for the time being in force, in connection with the said premises for construction of buildings and structures thereon and pay such fees, charges, deposits and give security that may be required in respect thereof and for that purpose, to give all necessary writings, instruments, affidavits, declarations, indemnities, undertakings, as may be required to be given to the various authorities concerned.

20. After completion of the construction of the New Building, to apply for and obtain part-occupation / occupation and completion certificate in respect of the New Building or parts thereof from the Planning Authorities.

21. To negotiate for sale/transfer in respect of the saleable spaces of the Developer's Allocation in the new building as defined in the said Agreement to be constructed on the said premises or part thereof.

22. To enter into agreement for sale, transfer, lease out, let out or to grant any other right in respect of various portions of saleable spaces of the Developer's Allocation as mentioned in the said Agreement on agreed terms and conditions with the intending Purchaser or Transferee in respect thereof and to receive earnest money or consideration from time to time and to sign and give valid and effectual receipts or discharges thereof.

23. To execute and register from time to time Agreement for sale, Lease or any other document in connection with the transfer of the salable units along with undivided proportionate share in the land and to receive consideration therefor and present the above documents for registration and admit the execution of such documents before the appropriate authorities registration authority/ies and/or other authorities having jurisdiction in the matter.

24. To execute conveyance/conveyances in respect of the saleable spaces of the of the new building to be constructed on the said premises or part thereof either in favour of the Purchaser or its nominee or nominees in such part or parts as the Purchaser may desire and to receive consideration money and sign and give valid and effectual receipts or discharges thereof and to present such conveyance or



conveyances for registration before the registering authority and admit execution thereof.

25. To present such conveyance or conveyances of the salable units of the new building to be constructed on the said premises or part thereof for registration before the registering authority and to admit execution thereof.

26. To insure the New Building and fittings and fixtures against damages, fire, tempest, riots, civil commotion, floods, earthquakes, bomb blasts, malicious damage or destruction and against other risks as my Attorney may think sufficient to protect the interests of all concerned therein.

27. To ask for, receive and recover from all the transferees/purchasers all consideration, charges, service charges and other charges and sums of moneys in respect of transfer of the saleable spaces in the said building comprised in the said Development Agreement and the spaces to be constructed thereon, in any manner whatsoever and also on non-payment thereof to enter upon and restrain and/or take legal steps for the recovery thereof as my Attorney may think fit.

28. To hand over and deliver possession of the saleable spaces including units, parking spaces, etc. of the new building at the said premises to such person or persons including the nominee/s and/or assign/s of the Attorney as it may in its absolute discretion think fit and proper.

29. To make necessary representations including filing of complaints and appeals before the Assessor & Collector, Kolkata Municipal Corporation and other concerned authorities including the Court of Competent Jurisdiction or Forum in regard to the fixation of rateable value of buildings (proposed new building) under construction on the said premises by the Assessor and Collector and to file Appeals, applications, and other proceedings in any Court, forum or Tribunal.

30. 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 I could do in person.

AND GENERALLY to act as the Attorney in relation to the said premises for and on behalf of me and to do and execute all instruments, acts, deeds, matters and things as fully and effectually as I could have done if personally present.

And we do hereby agree to ratify and confirm whatever the said Attorney shall lawfully do or purport to be done by virtue of these presents in or about the said premises as aforesaid.

The Attorney shall exercise its rights under this power in terms of the said Development Agreement without any liability on me of any nature whatsoever, financial, criminal, civil or otherwise.



THE FIRST SCHEDULE ABOVE REFERRED TO:**PART-I**

ALL THAT the piece and parcel of land containing an area of 7 cottahs 9 chittacks 30 Sq.ft. be the same little more or less togetherwith a 2 (Two) storied structure standing thereon measuring an area of 3000 sq.ft. be the same a little more or less situate lying at and being Premises No.15/2, Priyanath Mullick Road, Police Station-Bhowanipore, Kolkata- 700 026, under Kolkata Municipal Corporation, Ward No.72, Sub Registrar Alipore, District-South 24-Parganas, and butted and bounded in the manner follows:-

- ON THE NORTH** : By 13/1/2, Priyanath Mullick Road,Kolkata.
ON THE SOUTH : By Beltala Basic Training School,Kolkata.
ON THE EAST : By New Harijan School and Property of Goutam Chakraborty,
ON THE WEST : By Priyanath Mullick Road,Kolkata.

PART-II

ALL THAT the piece and parcel of land containing an area of 2 Cottahs 10 Chittacks 40 Sq.ft. be the same little more or less togetherwith a 3 (Three) storied structure standing thereon measuring an area of 2100 sq.ft. be the same a little more or less situate lying at and being Premises No.15/1B, Priyanath Mullick Road, Police Station-Bhowanipore, Kolkata- 700 026, under Kolkata Municipal Corporation, Ward No.72, Sub Registrar Alipore, District-South 24-Parganas, and butted and bounded in the manner follows:-

- ON THE NORTH** : By 15/B, Priyanath Mullick Road, Kolkata.
ON THE SOUTH : By 15/2, Priyanath Mullick Road, Kolkata.
ON THE EAST : By 15/1A, Priyanath Mullick Road, Kolkata
ON THE WEST : By KMC Road known as Priyanath Mullick Road, Kolkata



IN WITNESS WHEREOF We the Owners have hereunto set and subscribed our respective hands and seals the day, month and year first above written.

SIGNED, SEALED AND DELIVERED
by the said **SUNRISE BUILDERS AND FINANCE PRIVATE LIMITED AND URVASHI DISTRIBUTORS PRIVATE LIMITED**
at Kolkata in the presence of :

For Sunrise Builders & Finance Pvt. Ltd.

[Signature]
Director

For URVASHI DISTRIBUTORS PVT. LTD

[Signature]
DIRECTOR

1. *[Signature]*
1/55 Jadaugorh, Kal-78

2. *[Signature]*
Urvashi

UTOPIA DEVELOPERS












[Signature]
PARTNER
[SOUMYAJIT GUPTA]

ACCEPTED

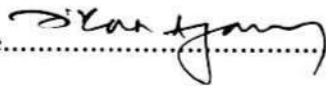
[Signature]
Urvashi














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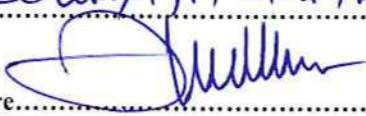
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	Left hand					
	Right hand					



Name..... VIKASH ARORA

Signature..... 

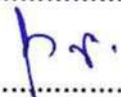
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	Left hand					
	Right hand					

Name..... SOUMYAJIT GUPTA

Signature..... 

		Small finger	Ring finger	Middle finger	1 st Finger	Thumb
	Left hand					
	Right hand					

Name..... BAPI DAS

Signature..... 



आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

URVASHI DISTRIBUTORS PRIVATE
LIMITED

07/05/2009
Permanent Account Number
AABCU0786D

1806-2019

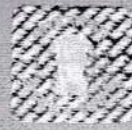


आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

SUNRISE BUILDERS AND FINANCE
PRIVATE LIMITED



13/02/1987

Permanent Account Number

AAHCS7635P

19052011



आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

स्थायी लेखा संख्या कार्ड
Permanent Account Number Card
AAGFU6177J



नाम/Name
UTOPIA DEVELOPERS

24112020

निगमन / गठन की तारीख
Date of Incorporation/Formation
04/11/2020



आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

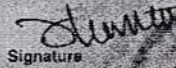
SOUMYAJIT GUPTA

INDRAJIT GUPTA

12/03/1977

Permanent Account Number

AJAPG9130E


Signature



28092005

इस कार्ड के खोने / पाने पर कृपया सूचित करें / लौटायें.
आयकर पैन सेवा इकाई, एन एस डी एल
तीसरी मंजिल, सफ़ायर चेंबर,
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





ভারতীয় বিশিষ্ট পরিচয় প্রাধিকরণ
ভারত সরকার
Unique Identification Authority of India
Government of India

তালিকাভুক্তির আই ডি / Enrollment No. : 1178/39270/04638

30/03/2017

To
Soumyajit Gupta
সৌম্যজীৎ গুপ্ত
S/O: Indrajit Gupta
87A, FI-3A
Sarat Bose Road
Kalighat
Kalighat, Circus Avenue, Kolkata,
West Bengal - 700026
9831021960



KA159145484FH

15914548



আপনার আধার সংখ্যা / Your Aadhaar No. :

4474 9191 3448

আমার আধার, আমার পরিচয়



ভারত সরকার

Government of India

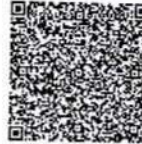


সৌম্যজীৎ গুপ্ত
Soumyajit Gupta

জন্মতারিখ / DOB: 12/03/1977

পুরুষ / Male

4474 9191 3448



আমার আধার, আমার পরিচয়





তথ্য

- আধার পরিচয়ের প্রমাণ, নাগরিকত্বের প্রমাণ নয়।
- পরিচয়ের প্রমাণ অনলাইন প্রমাণীকরণ দ্বারা লাভ করুন।

INFORMATION

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

- আধার সারা দেশে মান্য।
- আধার ভবিষ্যতে সরকারী ও বেসরকারী পরিষেবা প্রাপ্তির সহায়ক হবে।
- Aadhaar is valid throughout the country.
- Aadhaar will be helpful in availing Government and Non-Government services in future.



অনন্যতম বিন্দিত পরিচয়-প্রমাণকরণ
Unique Identification Authority of India

ঠিকানা: এস/ও: ইন্দ্রজিত গুপ্ত,
৪৭এ, ফি-৩এ, সারত বোস রোড,
কালিঘাট, কালিঘাট, কোলকাতা, মার্কাস
অভেন্যু, পশ্চিম বঙ্গ, ৭০০০২৬

Address: S/O: Indrajit Gupta,
87A, FI-3A, Sarat Bose Road,
Kalighat, Kalighat, Kolkata,
Circus Avenue, West Bengal,
700026

4474 9191 3448



1947



help@uidai.gov.in



www.uidai.gov.in





भारत सरकार
Government of India

भारतीय विशिष्ट पहचान प्राधिकरण
Unique Identification Authority of India

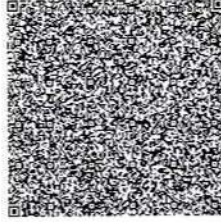
Enrolment No.: 0635/10277/98209

Download Date: 30/10/2020

To
Vikash Agarwal
4TH FLOOR
11A/1 SUNNY PARK
Ballygunge
Ballygunge
Kolkata West Bengal - 700019
9830448022

Issue Date: 16/10/2020

Signature Not Verified
Digitally signed by
UNIQUE IDENTIFICATION
AUTHORITY OF INDIA at
Date: 2020.10.16 15:53:11
IST



आपका आधार क्रमांक / Your Aadhaar No. :

7903 7838 5781

VID : 9132 8371 6866 5061

मेरा आधार, मेरी पहचान



भारत सरकार
Government of India



Download Date: 30/10/2020



Vikash Agarwal
Date of Birth/DOB: 16/07/1977
Male/ MALE

Issue Date: 16/10/2020

7903 7838 5781

VID : 9132 8371 6866 5061

मेरा आधार, मेरी पहचान



Government of India



सूचना

- आधार पहचान का प्रमाण है, नागरिकता का नहीं।
- सुरक्षित QR कोड / ऑफलाइन XML / ऑनलाइन ऑथेंटिकेशन से पहचान प्रमाणित करें।
- यह एक इलेक्ट्रॉनिक प्रक्रिया द्वारा बना हुआ पत्र है।

INFORMATION

- Aadhaar is a proof of identity, not of citizenship.
- Verify identity using Secure QR Code/ Offline XML/ Online Authentication.
- This is electronically generated letter.

- आधार देश भर में मान्य है।
- आधार कई सरकारी और गैर सरकारी सेवाओं को पाना आसान बनाता है।
- आधार में मोबाइल नंबर और ईमेल ID अपडेट रखें।
- आधार को अपने स्मार्ट फोन पर रखें, mAadhaar App के साथ।

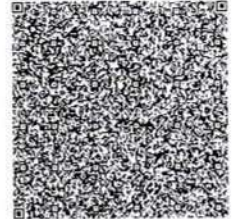
- Aadhaar is valid throughout the country.
- Aadhaar helps you avail various Government and non-Government services easily.
- Keep your mobile number & email ID updated in Aadhaar.
- Carry Aadhaar in your smart phone – use mAadhaar App.



भारतीय विशिष्ट पहचान प्राधिकरण
Unique Identification Authority of India



Address:
4TH FLOOR, 11A/1 SUNNY PARK,
Ballygunge, Kolkata,
West Bengal - 700019



7903 7838 5781

VID : 9132 8371 6866 5061

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आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

VIKASH AGARWAL
GOKUL CHAND AGARWAL
16/07/1977
Permanent Account Number
ACYP6431H

Vikash Agarwal
Signature





Major Information of the Deed

Deed No :	I-1603-03277/2023	Date of Registration	02/03/2023
Query No / Year	1603-2000519515/2023	Office where deed is registered	
Query Date	25/02/2023 9:10:31 PM	D.S.R. - III SOUTH 24-PARGANAS, District:	South 24-Parganas
Applicant Name, Address & Other Details	Bapi Das Alipore Police Court, Thana : Alipore, District : South 24-Parganas, WEST BENGAL, PIN - 700027, Mobile No. : 9836980696, Status : Advocate		
Transaction	Additional Transaction		
[1401] Power of Attorney related to immovable properties, General Power of Attorney related to immovable properties			
Set Forth value	Market Value		
	Rs. 6,15,94,888/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 50/- (Article:48(d))	Rs. 39/- (Article:E)		
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :

District: South 24-Parganas, P.S:- Bhawanipore, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Priyanath Mallick Road, , Premises No: 15/2, , Ward No: 072 Pin Code : 700026

Sch No	Plot Number	Khatian Number	Land Use Proposed ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	(RS :-)		Bastu	7 Katha 9 Chatak 30 Sq Ft		4,29,95,858/-	Property is on Road

District: South 24-Parganas, P.S:- Bhawanipore, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Priyanath Mallick Road, , Premises No: 15/1B, , Ward No: 072 Pin Code : 700026

Sch No	Plot Number	Khatian Number	Land Use Proposed ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L2	(RS :-)		Bastu	2 Katha 10 Chatak 40 Sq Ft		1,51,56,530/-	Property is on Road
Grand Total :				16.9698Dec	0/-	581,52,388 /-	

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.	0/-	20,25,000/-	Structure Type: Structure
Gr. Floor, Area of floor : 1500 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Pucca, Extent of Completion: Complete					
Floor No: 1, Area of floor : 1500 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Pucca, Extent of Completion: Complete					
S2	On Land L2	2100 Sq Ft.	0/-	14,17,500/-	Structure Type: Structure
Gr. Floor, Area of floor : 700 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Pucca, Extent of Completion: Complete					
Floor No: 1, Area of floor : 700 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type:					

Pucca, Extent of Completion: Complete

Floor No: 2, Area of floor : 700 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type:
Pucca, Extent of Completion: Complete

	Total :	5100 sq ft	0 /-	34,42,500 /-	
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Principal Details :

SI No	Name,Address,Photo,Finger print and Signature
1	SUNRISE BUILDERS AND FINANCE PRIVATE LIMITED 26, 11/1/C, East Topsia Road,, City:- , P.O:- GOBINDA KHATICK ROAD, P.S:-Topsia, District:-South 24-Parganas, West Bengal, India, PIN:- 700046 , PAN No.:: AAxxxxxx5P,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative
2	URVASHI DISTRIBUTORS PRIVATE LIMITED 11/1/C, East Topsia Road, Plot No. 26,, City:- , P.O:- GOBINDA KHATICK ROAD, P.S:-Topsia, District:-South 24-Parganas, West Bengal, India, PIN:- 700046 , PAN No.:: AAxxxxxx6D,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative

Attorney Details :

SI No	Name,Address,Photo,Finger print and Signature
1	UTOPIA DEVELOPERS P-78, Lake Road,, City:- , P.O:- SARAT BOSE ROAD, P.S:-Lake, District:-South 24-Parganas, West Bengal, India, PIN:- 700029 , PAN No.:: AAxxxxxx7J,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

Representative Details :

SI No	Name,Address,Photo,Finger print and Signature
1	Mr Vikash Agarwal Son of Mr Gokul Chand Agarwal 11A/1, Sunny Park,, City:- , P.O:- Ballygunge, P.S:-Bullygunge, District:-South 24-Parganas, West Bengal, India, PIN:- 700019, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: ACxxxxxx1H, Aadhaar No: 79xxxxxxxx5781 Status : Representative, Representative of : SUNRISE BUILDERS AND FINANCE PRIVATE LIMITED (as DIRECTOR), URVASHI DISTRIBUTORS PRIVATE LIMITED (as DIRECTOR)
2	Mr Soumyajit Gupta (Presentant) Son of Mr Indrajit Gupta 87A, Sarat Bose Road,, City:- , P.O:- Kalighat, P.S:-Bhawanipore, District:-South 24-Parganas, West Bengal, India, PIN:- 700026, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AJxxxxxx0E, Aadhaar No: 44xxxxxxxx3448 Status : Representative, Representative of : UTOPIA DEVELOPERS (as PARTNER)

Identifier Details :

Name	Photo	Finger Print	Signature
Mr BAPI DAS Son of Late SUNIL DAS ALIPORE POLICE COURT, City:- , P.O:- ALIPORE, P.S:-Alipore, District:-South 24 -Parganas, West Bengal, India, PIN:- 700027			
Identifier Of Mr Vikash Agarwal, Mr Soumyajit Gupta			



Identifier Details :

Name	Photo	Finger Print	Signature
Mr BAPI DAS Son of Late SUNIL DAS ALIPORE POLICE COURT, City:- , P.O:- ALIPORE, P.S:-Alipore, District:-South 24 -Parganas, West Bengal, India, PIN:- 700027			
Identifier Of Mr Vikash Agarwal, Mr Soumyajit Gupta			



On 01-03-2023

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

Presented for registration at 03:30 hrs on 01-03-2023, at the Private residence by Mr Soumyajit Gupta ,

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

Execution is admitted on 01-03-2023 by Mr Vikash Agarwal, DIRECTOR, SUNRISE BUILDERS AND FINANCE PRIVATE LIMITED (Private Limited Company), 26, 11/1/C, East Topsia Road,, City:- , P.O:- GOBINDA KHATICK ROAD, P.S:-Topsia, District:-South 24-Parganas, West Bengal, India, PIN:- 700046; DIRECTOR, URVASHI DISTRIBUTORS PRIVATE LIMITED (Private Limited Company), 11/1/C, East Topsia Road, Plot No. 26,, City:- , P.O:- GOBINDA KHATICK ROAD, P.S:-Topsia, District:-South 24-Parganas, West Bengal, India, PIN:- 700046

Indetified by Mr BAPI DAS, , Son of Late SUNIL DAS, ALIPORE POLICE COURT, P.O: ALIPORE, Thana: Alipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Hindu, by profession Advocate

Execution is admitted on 01-03-2023 by Mr Soumyajit Gupta, PARTNER, UTOPIA DEVELOPERS (Partnership Firm), P-78, Lake Road,, City:- , P.O:- SARAT BOSE ROAD, P.S:-Lake, District:-South 24-Parganas, West Bengal, India, PIN:- 700029

Indetified by Mr BAPI DAS, , Son of Late SUNIL DAS, ALIPORE POLICE COURT, P.O: ALIPORE, Thana: Alipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Hindu, by profession Advocate

Debasish Dhar
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - III SOUTH 24-
PARGANAS
South 24-Parganas, West Bengal

On 02-03-2023

Certificate of Admissibility(Rule 43,W.B. Registration Rules 1962)

Admissible under rule 21 of West Bengal Registration Rule, 1962 duly stamped under schedule 1A, Article number : 48 (d) of Indian Stamp Act 1899.

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 39.00/- (E = Rs 7.00/- ,H = Rs 28.00/- ,M(b) = Rs 4.00/-) and Registration Fees paid by Cash Rs 39.00/-

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 50/- and Stamp Duty paid by Stamp Rs 50.00/-
Description of Stamp

1. Stamp: Type: Impressed, Serial no 43094, Amount: Rs.50.00/-, Date of Purchase: 20/08/2022, Vendor name: J Chatterjee

Debasish Dhar
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - III SOUTH 24-
PARGANAS
South 24-Parganas, West Bengal



Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1603-2023, Page from 97064 to 97087

being No 160303277 for the year 2023.



Dhar

Digitally signed by Debasish Dhar
Date: 2023.03.02 15:48:42 +05:30
Reason: Digital Signing of Deed.

(Debasish Dhar) 2023/03/02 03:48:42 PM
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - III SOUTH 24-PARGANAS
West Bengal.



(This document is digitally signed.)