

0251

P. 00219/18



अन्तिमपत्र पश्चिम बंगाल WEST BENGAL

Y 843616

Certified that the document is admitted to registration. The signature sheet/sheets & the endorsement sheet/sheets attached with this document are the part of this document.

Additional District Sub-Registrar  
Rajerhat, New Town, North 24-PGs

08 JAN 2018

SPECIFIC POWER OF ATTORNEY UNDER REGISTERED DEVELOPMENT AGREEMENT

KNOW ALL TO WHOM THESE PRESENTS SHALL COME I, MR. TAPAS CHANAK (having PAN: ANOPC9866F) S/O. Sri. Mahadeb Chanak by Nationality - Indian, by faith Hindu, by occupation - Business, residing at Masharpur, P.O.: Chouka, P.S.: Ghatal, District: Paschim Midnapore, Pin - 721232, West Bengal, hereinafter referred to as the "PRINCIPAL" hereby SEND GREETINGS THAT:

11/7/27  
18

27 DEC 2017

SI. No. 32759 DATE

NAME

ADD

AMT

ASTDURGA CONSTRUCTION PVT. LTD.  
Dwarika Vedmani, AD-169, Salt Lake, Sec-1  
Kolkata-700 064

*Mousumi Ghosh*

MOUSUMI GHOSH  
LICENSED STAMP VENDOR  
KOLKATA REGISTRATION OFFICE



Additional District Sub-Registrar,  
Rajarhat, New Town, North 24-Pgs

08 JAN 2018



WHEREAS the Principal is the owner of Sail Land measuring 3 cottahs, 15 Chitaks be the same a little more or less comprised in part of R.S. as well L.R Dag No. 556 with all the rights, properties, benefits and appurtenances in connection thereto, lying and situated at Mauza Sulanguri, J.L. No. 22, under and part of R.S. Khatian No. 217 part of L.R. Khatian Nos. 1515 & 1516, presently recorded under L.R. Khatian No. 2408, within the ambit of the B.L. & L.R.O. Rajarhat, Police Station: New Town formerly Rajarhat, under Jyangra Hatiana 2 No. Gram Panchayet, District: North 24 Parganas, morefully described in the Schedule written hereunder hereinafter for the sake of brevity referred to as the "SAID LAND"/"SAID PROPERTY" and the Principal herein is seized and possessed of and or well and sufficiently entitle to the 'Said Land' under the Schedule hereto as the rayoti Owner under the State Government without any interruptions and or obstructions by or from any person or of and from any corner whatsoever;

WHEREAS I the Executant herein being the absolute Owner of the "SAID LAND"/"SAID PROPERTY", having my marketable right, title, interest and physical possession thereof, by a Development Agreement executed by me as the LAND OWNER/PARTY OF THE FIRST PART and M/S. ASTDURGA 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, 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 Dwarka Vedmani, AD-169, Sector-1, Salt Lake City, Kolkata 700 064, as the DEVELOPER/BUILDER/PARTY OF THE SECOND PART therein on the ... 8<sup>th</sup> day of ~~January~~ 2018, I have agreed to develop my "Said Property" under the Schedule hereto through the said DEVELOPER/BUILDER on terms and conditions contained in the said Development or otherwise Joint Venture Agreement executed by and between me, i.e. the Executan/Land Owner 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 "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 my said land under the schedule hereto and also for all other practical purposes in terms of the said Development Agreement executed in between me and the said Developer on the ... 8<sup>th</sup> day of ~~January~~ 2018 duly registered at the Office of the A.D.S.R. Rajarhat, North 24 Parganas vide Deed No. ... 211... for the year 2018.

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



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AND ALSO WHEREAS in terms of the said Registered Development Agreement executed by me as being the Land Owner in First Part and said "M/S. ASTDURGA 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. ASTDURGA CONSTRUCTION PVT. LTD." for proper execution of construction work in the Schedule hereunder written and as such I, MR. TAPAS CHANAK the PRINCIPAL herein do hereby nominate, constitute and appoint 1)M/S. ASTDURGA 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, one of the Directors of said M/S. ASTDURGA CONSTRUCTION PVT. LTD." hereinafter referred to as the Developers/Builders to be my true and lawful Attorney/s to do, execute and perform jointly or severally all or any of the following acts, deeds, matters and things namely : -

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.
3. To appear and represent me before all above necessary authorities including local Gram Panchayet, Zilla Parishad, Metropolitan Development Authority, N.K.D.A, HIDCO, Fire Brigade, West Bengal Police, 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 submit 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 pull 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 my behalf Surveyors, Pleaders, Advocates or Solicitors whenever 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.



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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, including (ADM), Airport Authority of India and any other appropriate authorities as may be deemed fit and proper by the said Attorneys.
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-sued 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 of whatever nature for and on my 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 plain, 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 to the extend of the "Developer Allocation" 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.



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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 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 developer 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 but to the extent of the "Developer's Allocation".
20. To raise necessary finances including finance from any financial institution or any other authority or authorities or Financial Institution/s 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 me before all authorities having jurisdiction and to sign, execute and submit papers and documents jointly or severally.

AND GENERALLY to acts as my Sole Attorney or Agent in relation to all matters touching my said land and proposed building/s and on my behalf to do and execute all, instruments, acts, matters, deeds and things as fully and effectually as I would do if personally present; AND I the abovenamed Principal do hereby ratify and confirm and



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agreed to ratify and confirm all and whatsoever my said Attorney/s shall lawfully do or cause to be done in or about the "Said Property" described in the Schedule hereunder.

I 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 together with undivided proportionate share of the land under the Developer's Allocations are conveyed to the purchasers and Association of Apartment Owners is registered and starts functioning. This Power of Attorney is executed and presented for registration after due registration of the aforesaid Development Agreement executed by me.

Be it mentioned hereto that this General Power of attorney in relation to the aforesaid registered Development agreement executed by me and the said Developers/Builders 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 LAND/SAID PROPERTIES)**

All That Plot of Sali Land marked as Plan Plot No. B/2-C total admeasuring or containing an area about 3 Cottahs, 15 Chitaks be the same a little more or less comprised in part of R.S. as well L.R. Dag No. 556, togetherwith all the rights, properties, benefits and appurtenances in connection thereto, lying and situated at Mouza Sulanguri, J.L. No. 22, under and part of R.S. Khatian No. 217 part of L.R. Khatian Nos. 1515 & 1516, presently recorded under L.R. Khatian Nos. 2408, within the ambit of the B.L. & L.R.O. Rajarhat, Police Station: New Town formerly Rajarhat P.S., under Jyangra-Hatiara 2 No. Gram Panchayet, Sub- Registration Office: Additional District Sub- Registrar Bidhanagar (Salt Lake City) at present under A.D.S.R Rajarhat, New Town, District: North 24 Parganas. The said Plot is butted and bounded as follows:

ON THE NORTH : By Plan Plot No. B/2-A comprised in part of R.S. as well L.R. Dag No. 556;

ON THE SOUTH : By part of R.S. as well L.R. Dag No. 555;

ON THE EAST : By part of R.S. as well L.R. Dag No. 555;

ON THE WEST : By Plan Plot No. B/2-D comprised in part of R.S. as well L.R. Dag No. 556;



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IN WITNESSES WHEREOF I the abovenamed PRINCIPAL in participation of my said  
Attorney have executed these presents on this the 8<sup>th</sup> day of January in the  
year Two Thousand Eighteen.

WITNESSES:-

1. Aparna Chakraborty  
S/o. Tapan Chakraborty  
M.B. Road, Laxmi Narayan Pally,  
P.O. & P.S. - Nimta, Kol-700049.

2. Uttam Kumar Maurya  
Vill + P.O = Kharan  
P.S = Akatal  
Dist = Paschim Midnapur

Tapas Chandra  
PRINCIPAL

[Signature]  
ASTDURGA CONSTRUCTION PVT. LTD.  
Director

\_\_\_\_\_  
ATTORNEY

































Drafted by:  
[Signature]  
Bijay Chandra  
W.B. Road, Paschim  
High Court, Kolkata



Additional District Sud-Registrar,  
Kalahat, New Town, North 24-Pgs

08 JAN 2018

# SPECIMEN FORM FOR TEN FINGER PRINTS

|                                                                                                             |                                                                                     |                                                                                      |                                                                                       |                                                                                       |  |
|-------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------|--|
| Signature of the<br>Executants/Presentants                                                                  |                                                                                     |                                                                                      |                                                                                       |                                                                                       |  |
| <br><i>Tapes Chandak</i> |                                                                                     |                                                                                      |                                                                                       |                                                                                       |  |
| LEFT HAND                                                                                                   |                                                                                     |                                                                                      |                                                                                       |                                                                                       |  |
| Little                                                                                                      | Ring                                                                                | Middle                                                                               | Fore                                                                                  | Thumb                                                                                 |  |
|                          |  |  |  |  |  |
| RIGHT HAND                                                                                                  |                                                                                     |                                                                                      |                                                                                       |                                                                                       |  |
| Thumb                                                                                                       | Fore                                                                                | Middle                                                                               | Ring                                                                                  | Little                                                                                |  |
|                          |  |  |  |  |  |
| LEFT HAND                                                                                                   |                                                                                     |                                                                                      |                                                                                       |                                                                                       |  |
| Little                                                                                                      | Ring                                                                                | Middle                                                                               | Fore                                                                                  | Thumb                                                                                 |  |
|                          |  |   |  |  |  |
| RIGHT HAND                                                                                                  |                                                                                     |                                                                                      |                                                                                       |                                                                                       |  |
| Thumb                                                                                                       | Fore                                                                                | Middle                                                                               | Ring                                                                                  | Little                                                                                |  |
|                            |    |    |    |    |  |
| LEFT HAND                                                                                                   |                                                                                     |                                                                                      |                                                                                       |                                                                                       |  |
| Little                                                                                                      | Ring                                                                                | Middle                                                                               | Fore                                                                                  | Thumb                                                                                 |  |
|                            |    |     |    |    |  |
| RIGHT HAND                                                                                                  |                                                                                     |                                                                                      |                                                                                       |                                                                                       |  |
| Thumb                                                                                                       | Fore                                                                                | Middle                                                                               | Ring                                                                                  | Little                                                                                |  |
|                            |    |     |    |    |  |
| Signature of the<br>Executants/Presentants                                                                  |                                                                                     |                                                                                      |                                                                                       |                                                                                       |  |
| <br><i>Pratik</i>        |                                                                                     |                                                                                      |                                                                                       |                                                                                       |  |

08 JAN 2018

Additional District Sub-Registrar  
Rajahmundry, New Town, North 2-A-1-2





### Major Information of the Deed




|                                                                                   |                                                                                                                                                                                                           |                                                |            |
|-----------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------|------------|
| Deed No :                                                                         | L-1523-00219/2018                                                                                                                                                                                         | Date of Registration                           | 08/01/2018 |
| Query No / Year                                                                   | 1523-1000007270/2018                                                                                                                                                                                      | Office where deed is registered                |            |
| Query Date                                                                        | 08/01/2018 1:54:37 PM                                                                                                                                                                                     | A.D.S.R. RAJARHAT, District: North 24-Parganas |            |
| Applicant Name, Address & Other Details                                           | SANJAY GUPTA<br>DWARAKA VEDMANI AD 169 SALT LAKE CITY SEC I, Thana : North Bidhannagar,<br>District : North 24-Parganas, WEST BENGAL, PIN - 700064, Mobile No. : 9331018602,<br>Status : Seller/Executant |                                                |            |
| Transaction                                                                       | Additional Transaction                                                                                                                                                                                    |                                                |            |
| [0138] Sale, Development Power of Attorney after Registered Development Agreement | [4308] Other than Immovable Property, Agreement [No of Agreement : 2]                                                                                                                                     |                                                |            |
| Set Forth value                                                                   | Market Value                                                                                                                                                                                              |                                                |            |
| Stampduty/Paid(SD)                                                                | Rs. 24,36,328/-                                                                                                                                                                                           |                                                |            |
| Rs. 100/- (Article:48(g))                                                         | Registration Fee Paid                                                                                                                                                                                     |                                                |            |
| Remarks                                                                           | Rs. 21/- (Article:E, E)                                                                                                                                                                                   |                                                |            |
|                                                                                   | Development Power of Attorney after Registered Development Agreement of [Deed No/Year] - 152300211/2018                                                                                                   |                                                |            |

### Land Details :

District: North 24-Parganas, P.S.- Rajarhat, Gram Panchayat: JANGRAHATTARA-II, Mouza: Sulanguri

| Sch No        | Plot Number | Khatian Number | Land Use Proposed | ROR   | Area of Land      | SetForth Value (In Rs.) | Market Value (In Rs.) | Other Details                                          |
|---------------|-------------|----------------|-------------------|-------|-------------------|-------------------------|-----------------------|--------------------------------------------------------|
| L1            | LR-556      | LR-2408        | Bastu             | Shail | 3 Katha 15 Chatak |                         | 24,36,328/-           | Width of Approach Road: 6 Ft., Adjacent to Metal Road, |
| Grand Total : |             |                |                   |       |                   | 6.4969Dec               | 0/-                   | 24,36,328/-                                            |

### Principal Details :

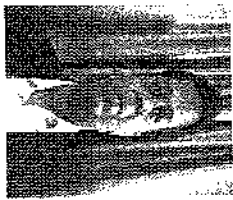


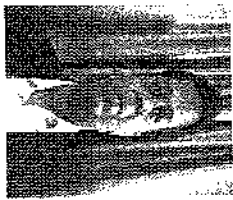


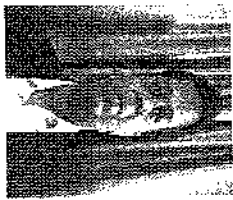


| SI No | Name,Address,Photo,Finger print and Signature                                                                                                                                                                                                                                                                                                       | Photo                                                                             | Fingerprint                                                                       | Signature                                                                           |
|-------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------|-----------------------------------------------------------------------------------|-------------------------------------------------------------------------------------|
| 1     | <p><b>MR TAPAS CHANAK</b><br/>Son of Mr Mahadeb Chanak<br/>Executed by: Self, Date of Execution: 08/01/2018<br/>, Admitted by: Self, Date of Admission: 08/01/2018 ,Place : Office</p>                                                                                                                                                              |  |  |  |
|       | <p>Masharipur, P.O:- Chouka, P.S:- Ghatal, District:-Paschim Midnapore, West Bengal, India, PIN - 721232 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: ANOPC9866F, Status :Individual, Executed by: Self, Date of Execution: 08/01/2018<br/>, Admitted by: Self, Date of Admission: 08/01/2018 ,Place : Office</p> | 08/01/2018                                                                        | LTI<br>08/01/2018                                                                 | 08/01/2018                                                                          |



Attorney Details :

| Sl No | Name,Address,Photo,Finger print and Signature                                                                                                                                                                                                                                          |
|-------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 1     | <b>ASTDURGA CONSTRUCTION PRIVATE LIMITED</b><br>Dwarka Vedmani, AD-169, Salt Lake City,<br>Sector-I, P.O.- Bidhannagar, P.S.- North Bidhannagar, District:-North 24-Parganas, West Bengal, India, PIN - 700064, PAN No.: AALCA5946M, 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><br/>                     (Presentant )<br/>                     Son of Mr Gopal Prasad Gupta<br/>                     Date of Execution - 08/01/2018, Admitted by: Self, Date of Admission: 08/01/2018, Place of Admission of Execution: Office                 </td> <td>  </td> <td>  </td> <td>  </td> </tr> <tr> <td></td> <td>Jan 8 2018 3:40PM</td> <td>L1<br/>08/01/2018</td> <td>08/01/2018</td> </tr> </tbody> </table> <p>Dwarka Vedmani, AD-169, Salt Lake City,<br/>                     Sector-I, P.O.- Bidhannagar, P.S.- North Bidhannagar, District:-North 24-Parganas, West Bengal, India, PIN - 700064, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of India, PAN No.: ADRPG6327Q Status: Representative, Representative of: ASTDURGA CONSTRUCTION PRIVATE LIMITED (as Director)</p> | Name                                                                                | Photo                                                                                 | Finger Print | Signature | <b>Mr SANJAY GUPTA</b><br>(Presentant )<br>Son of Mr Gopal Prasad Gupta<br>Date of Execution - 08/01/2018, Admitted by: Self, Date of Admission: 08/01/2018, Place of Admission of Execution: Office |  |  |  |  | Jan 8 2018 3:40PM | L1<br>08/01/2018 | 08/01/2018 |
| Name                                                                                                                                                                                                 | Photo                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         | Finger Print                                                                        | Signature                                                                             |              |           |                                                                                                                                                                                                      |                                                                                     |                                                                                     |                                                                                       |  |                   |                  |            |
| <b>Mr SANJAY GUPTA</b><br>(Presentant )<br>Son of Mr Gopal Prasad Gupta<br>Date of Execution - 08/01/2018, Admitted by: Self, Date of Admission: 08/01/2018, Place of Admission of Execution: Office |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |  |  |              |           |                                                                                                                                                                                                      |                                                                                     |                                                                                     |                                                                                       |  |                   |                  |            |
|                                                                                                                                                                                                      | Jan 8 2018 3:40PM                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             | L1<br>08/01/2018                                                                    | 08/01/2018                                                                            |              |           |                                                                                                                                                                                                      |                                                                                     |                                                                                     |                                                                                       |  |                   |                  |            |

Identifier Details :

| Name & address                                                                                                                                                                                                                                                                                                                            |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Mr ARPAN CHAKRABORTY</b><br>Son of Mr TAPAN CHAKRABORTY<br>M B ROAD LAXMI NARAYAN PALLY, P.O.- NIMTA, P.S.- Nimta, District:-North 24-Parganas, West Bengal, India, PIN - 700049, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of India, Identifier Of Mr TAPAS CHANAK, Mr SANJAY GUPTA<br><br><i>From Dwarka Vedmani</i> |
| 08/01/2018                                                                                                                                                                                                                                                                                                                                |

| Transfer of property for L1 |                                                                      |
|-----------------------------|----------------------------------------------------------------------|
| Sl.No                       | To. with area (Name-Area)                                            |
| 1                           | Mr TAPAS CHANAK<br>ASTDURGA CONSTRUCTION PRIVATE LIMITED-6,49687 Dec |



19/01/2018 Query No: 152300007270 / 2018  
 Query No: 1523-1-000007270 of 2018

Doc No: 1 - 152300219 / 2018, Document is digitally signed.







# Land Details as per Land Record

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

| Plot & Khatian Number |                                                                        | Details Of Land                                                          |                        |
|-----------------------|------------------------------------------------------------------------|--------------------------------------------------------------------------|------------------------|
| Sch No                |                                                                        |                                                                          |                        |
| L1                    | LR Plot No:- 556;Corresponding RS Plot No:- 556). LR Khatian No:- 2408 | Owner:গুদ্যান গাফ, Gurdian গাফগাফ গাফ, Address:ফিফ, Classification:গাফি, | Area:0.070000000 Acre. |

Endorsement For Deed Number : I - 152300219 / 2018

On 08-01-2018

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

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

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

Presented for registration at 14:39 hrs on 08-01-2018, at the Office of the A.D.S.R. RAJARHAT 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 24,36,328/-

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

Execution is admitted on 08/01/2018 by Mr TAPAS CHANAK, Son of Mr Mahadeb Chanak, Masharpur, P. O: Chouka, Thana: Ghatal, Paschim Midnapore, WEST BENGAL, India, PIN - 721232, by caste Hindu, by Profession Business Identified by Mr ARPAN CHAKRABORTY, . . . Son of Mr TAPAN CHAKRABORTY, M B ROAD LAXMI NARAYAN PALLY, P.O: NIMTA, Thana: Nimta, North 24-Parganas, WEST BENGAL, India, PIN - 700049, by caste Hindu, by profession Business

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

Execution is admitted on 08-01-2018 by Mr SANJAY GUPTA, Director, ASTDURGA CONSTRUCTION PRIVATE LIMITED, Dwarka Vedmani, AD-169, Salt Lake City, Sector-I, P.O:- Bidhannagar, P.S.- North Bidhannagar, District:-North 24-Parganas, West Bengal, India, PIN - 700064 Identified by Mr ARPAN CHAKRABORTY, . . . Son of Mr TAPAN CHAKRABORTY, M B ROAD LAXMI NARAYAN PALLY, P.O: NIMTA, Thana: Nimta, North 24-Parganas, WEST BENGAL, India, PIN - 700049, by caste Hindu, by profession Business

**Payment of Fees**

Certified that required Registration Fees payable for this document is Rs 21/- ( E = Rs 21/- ) and Registration Fees paid by Cash Rs 21/-

**Payment of Stamp Duty**

Certified that required Stamp Duty payable for this document is Rs. 70/- and Stamp Duty paid by Stamp Rs 100/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 32759, Amount: Rs. 100/-, Date of Purchase: 27/12/2017, Vendor name: Mousumi Ghosh

Debasis Dhar

ADDITIONAL DISTRICT SUB-REGISTRAR  
OFFICE OF THE A.D.S.R. RAJARHAT  
North 24-Parganas, West Bengal



15/01/2018 Query No: 15231000007270 of 2018 Deed No : I - 152300219 / 2018, Document is digitally signed.





आयकर विभाग  
INCOME TAX DEPARTMENT  
TAPAS CHANAK  
MAHADEV CHANAK  
02/02/1976  
PAN No. ANOPC9866F  
Signature: 

भारत सरकार  
GOVT. OF INDIA



*Tapas Chanak*

*Please this card to last found kindly inform / return to:*  
Income Tax PAN Services Unit, TITUSI  
P/6, No. 3, Sector 11, CBD Belapur,  
New Mumbai - 400 614.  
पत्रांतर के लिए/अंतिम पावना कृपया सूचित/वापस  
आयकर विभाग, टि.टी.एस.यू.  
प्लॉट नं. 3, सेक्टर 11, सी.बी.डी. बेलपुर,  
नई मुंबई - 400 614.













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आयकर विभाग

INCOME TAX DEPARTMENT



भारत सरकार  
GOVT. OF INDIA

ASTDURGA CONSTRUCTION PRIVATE  
LIMITED



02/05/2013

Permanent Account Number

AALCA5946M

24052013

*[Handwritten signature]*



इस कार्ड को खोलें / यदि किसीका खोलना है / फिर  
अगरका दायरा है, या फिर सीएन  
5 अति अधिक, तभी खोलें। खोलें न 541, खोलें 997/8,  
निकालना, फिर खोलें फिर के साथ  
फोन - 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, Manni Shringar,

Plot No. 341, Survey No. 997/8,

Model Colony, Near Deep Bunglow Chowk,

Pune - 411 016

Tel: 91-20-2721 8080, Fax: 91-20-2721 8081

e-mail: [income@nsdl.co.in](mailto:income@nsdl.co.in)







ଭାରତୀୟ ନିର୍ବାଚନ ଆୟତନ  
ELECTION COMMISSION OF INDIA  
IDENTITY CARD

BWC3290061



ନିର୍ବାଚକଙ୍କ ନାମ : ଅର୍ପନ ଚକ୍ରବର୍ତ୍ତୀ  
Elector's Name : Arpan Chakraborty  
ପିତାଙ୍କ ନାମ : ତପନ ଚକ୍ରବର୍ତ୍ତୀ  
Father's Name : Tapan Chakraborty  
ଲିଙ୍ଗ/ସଂଖ୍ୟା : ଧର୍/ M  
ଜନ୍ମ ତାରିଖ  
Date of Birth : 29/08/1984

BWC3290061

ପଞ୍ଜୀକୃତ  
ଏକ ନିର୍ବାଚକଙ୍କ ନାମ ନିମ୍ନଲିଖିତ ଅଟେ: ନାମ, ନିର୍ବାଚନ କ୍ଷେତ୍ର  
24 ନମ୍ବର: 700049

Address:  
M B ROAD, LAKSHI NARAYAN PALLY,  
NORTH DUM DUM, NIMTA, NORTH 24  
PARAGANAS- 700049

Date: 02/03/2015

110-ସଂଖ୍ୟା ଦ୍ୱାରା ନିର୍ବାଚନ କ୍ଷେତ୍ର ନିର୍ବାଚକଙ୍କ  
ଫାକ୍ସିମିଲ୍ ସୂଚନା  
Facsimile Signature of the Electoral  
Registration Officer for  
110-Dum Dum Ullar Constituency/

ନିମ୍ନ ଲିଖିତ ସମସ୍ତ ବିବରଣୀ ସଠିକ୍ ଭାବରେ ଦେଖିବାକୁ ନିଶ୍ଚିତ କରନ୍ତୁ ଏବଂ ଏହା  
ସଠିକ୍ ଭାବରେ ଉପଲବ୍ଧ ହେବା ପରେ ମାତ୍ର ଏହାକୁ ଗ୍ରହଣ କରନ୍ତୁ।  
In case of change in address mention this Card No.  
in the relevant form for including your name in the  
roll at the changed address and to obtain the card  
with same number

2009528

Arpan Chakraborty



*Handwritten text, possibly a signature or name, in the top left corner.*







Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1523-2018, Page from 19542 to 19560

being No 152300219 for the year 2018.



Digitally signed by DEBASISH DHAR  
Date: 2018.01.15 17:40:51 +05:30  
Reason: Digital Signing of Deed.

(Debasish Dhar) 01/15/2018 5:40:39 PM  
ADDITIONAL DISTRICT SUB-REGISTRAR  
OFFICE OF THE A.D.S.R. RAJARHAT  
West Bengal.

(This document is digitally signed.)