

05/94/2023

D-5006/23



पश्चिमबंग पश्चिम बंगाल WEST BENGAL

A.R.A.
III

AP 262900

It is certified that the Document is admitted to registration. The Signature Sheet and the Indorsement sheets attached to this document are the part of this Document.


Additional Registrar
Assurance-III, Kolkata

Additional Registrar of
Assurances III, Kolkata
28 JUL 2023

DEVELOPMENT POWER OF ATTORNEY

Know all men by these present that We, [a] **MR. PANKAJ PODDAR**, son of Shiv Kumar Poddar, by occupation Business, by faith Hindu, by nationality Indian, having personal **PAN No. AERPP5352F** and **Aadhar No. 3896 6195 5464**, presently residing at N-5, CL-8, Saltlake Sector-III, Bidhannagar (M), Police Station-Bidhan Nagar (South), District-North 24 Parganas, Kolkata-700097, West Bengal; and [b] **MRS. VIJAYA PODDAR**, wife of Mr. Pankaj Poddar, by

14-58 hrs
28/07/23
8/1933049/23

10 MAY 2023
0702 AMR D I

7697

No.....Rs. 100/- Date.....

Name : TAMAL DAS PAUL
Alipore
Alipore Judges Court.

Address :

Vendor :
Alipore Collectorate, 24Pgs. (South)

SUBHANKAR DAS
STAMP VENDOR
Alipore Police Court, Kol-27



Identified by
Rajesh Dhali
'O Madan Dhali
Nathurapoc (P.O.P.S)
; 24 Pgs, 243354

occupation Business, by faith Hindu, by nationality Indian, having personal **PAN No.ACFPJ9844A and Aadhar No. 2267 3439 3027**, presently residing at N-5, CL-8, Saltlake Sector-III, Bidhannagar (M), Police Station-Bidhan Nagar (South), District-North 24 Parganas, Kolkata-700097, West Bengal and [c] **MR. PRAMOD DAYAL RUNGTA**, son of Prabhu Dayal Rungta, by occupation Business, by faith Hindu, by nationality Indian, having personal **PAN No. ADWPR5427M and Aadhar No. 4635 1930 6940**, presently residing at Manikaran Flat -9SB 3 B Ram Mohan Mullick Garden Lane, Belegkata, Kolkata-700010, and; [d] **MRS. PUJA RUNGTA**, wife of Mr. Pramod Dayal Rungta, by occupation Business, by faith Hindu, by nationality Indian, having personal **PAN No.AFKPR2073P and Aadhar No. 5100 0986 2547**, presently residing at Manikaran Flat-9SB 3 B Ram Mohan Mullick Garden Lane, Belegkata, Kolkata-700010; hereinafter referred to as the **“APPOINTERS”** SEND GREETINGS:

WHEREAS Appointers herein are the sufficiently entitled and/or seized and possessed, as absolute owner of **ALL THAT** the piece and parcel of Bastu land containing an area of 14 (Fourteen) Cottahs 13 (Thirteen) Chittacks and 26 (Twenty Six) Sq. Ft. equivalent to 24.50 Satak (Decimal) more or less, out of 49 Satak (Decimal) comprises in L.R. Dag No. 1623 corresponding R.S. Dag No. 1539, under L.R. Khatian No.4245, 4246, 4247, 4248, lying and situate at Mouza - Kumrakhali, J.L. No. 48, under P.S. Sonarpur, comprised in Municipal holding No. 2404, under Ward No. 27, Dakshin Kumrakhali Road, within the local limits of the Rajpur-Sonarpur Municipality, within the jurisdiction of Additional District Sub-Registrar (A.D.S.R.) Garia, in the district of 24 Paraganas (South), West Bengal, (hereinafter called and referred to as the **“Property”**) which is morefully and particularly mentioned and described in the

SCHEDULE hereunder written and is sufficiently entitled to sale, transfer, dispose of and/or deal with each and every land parcels comprised in the Property to anyone in anyway.

AND WHEREAS the said Appointers with the intention of developing and commercially exploiting the Property executed a Development Agreement dated 28.07.2023, Being No. 4980, Copied in Book no. I, Volume No. 1903-2023, for the year 2023, duly registered at Additional Registrar of Assurances III (ARA III), Kolkata (hereinafter referred to as "**Development Agreement**") in favour of **TRUSTWORTHY NIRMAN LLP (PAN NO.: AAQFT0426P)**, a Limited Liability Partnership, within the meaning of the Limited Liability Partnership Act, 2008, having LLPIN:AAR-9905, having its registered office at 19/1, Camac Street, 2nd Floor, Post Office – Park Circus, Police Station–Shakespeare Sarani, Kolkata–700017, for development of residential project on the Property (hereinafter referred to as "**Project**") subject to the terms and conditions as stipulated in the Development Agreement.

AND WHEREAS therefore in continuation and in terms of the Development Agreement we would like to appoint **TRUSTWORTHY NIRMAN LLP (PAN NO.: AAQFT0426P)**, a Limited Liability Partnership within the meaning of Limited Liability Partnership Act, 2008, having LLPIN:AAR-9905, having its registered office at 19/1, Camac Street, 2nd Floor, Post Office – Park Circus, Police Station – Shakespeare Sarani, Kolkata –700017, represented by it's Designated Partner, **MR. PANKAJ PODDAR**, son of Shiv Kumar Poddar, by Occupation - Business, by Faith - Hindu, by Nationality - Indian, presently residing at N-5, CL-8, Salt Lake Sector-III, Bidhannagar (M), Police Station-Bidhan Nagar (South), District–North 24 Parganas, Kolkata-700097, West Bengal, having personal **PAN No.**

TRUSTWORTHY NIRMAN LLP
Pankaj Poddar
Designated Partner

Vijaya Poddar.



Ruja Kungta

Pankaj Poddar

AERPP5352F and Aadhar No. **3896 6195 5464**, duly authorized vide Board Resolution dated 6th April, 2023, as our **CONSTITUTED ATTORNEY** to carry out things and take appropriate measures and actions for the Property as hereinafter appearing.

NOW AND THESE PRESENTS WITNESSETH, The Appointers herein, do hereby appoint, nominate and constitute **TRUSTWORTHY NIRMAN LLP (PAN NO.: AAQFT0426P)**, a Limited Liability Partnership within the meaning of the Limited Liability Partnership Act, 2008, having LLPIN:AAR-9905, having its registered office at 19/1, Camac Street, 2nd Floor, Post Office – Park Circus, Police Station – Shakespeare Sarani, Kolkata -700017, (hereinafter referred to as “**Attorney**”), to be our true and lawful Attorney for and on our behalf and in our place and stead and/or on our account to do, execute and perform or cause to be done, executed and performed, all or any of the following acts, deeds and things among others in respect of their rights, title, interest or share in the Property and/or any part or portion thereof:

1. To hold defend and retain possession of the Property and every part or portion thereof and to design, plan, develop, construct, market, sell etc. the Project and every part or portion thereof to be constructed thereon;
2. To demolish any structures situated on the Property or any part or portion thereof and to appropriate the debris accruing therefrom in such manner as the said Attorney may deem fit and proper;
3. To cause the name of the purchaser / Owner of the Property or any part or portion to be mutated in the records of the authorities concerned including concerned Municipal Corporation, concerned Municipality, Gram Panchayet, BL &

LRO, and for the aforesaid purpose to sign and execute all applications papers deeds documents and instruments as the said Attorney in its absolute discretion may deem fit and proper;

4. To execute any Deed of Declaration, Deed of Confirmation and/or any Deed of Modification and to register the same with the Sub Registrar, Additional District Sub-Registrar, District Sub Registrar, District Registrar, Additional Registrar of Assurances - Kolkata, Registrar of Assurances, Kolkata as the Attorney may at its sole discretion desire or deem fit and proper;
5. To cause conversion of the nature of use of the Property and for the aforesaid purpose to sign and execute all papers applications deeds documents and instruments as may be necessary and/or required as the said Attorney in its absolute discretion may deem fit and proper;
6. To cause the Property or any part or portion thereof to be amalgamated with any adjoining and/or neighboring property and/or premises and/or partition the Property or any part of portion thereof into various number of municipal holding number/various independent plots and for the aforesaid purpose to sign and execute all papers applications deeds documents and instruments as may be necessary and/or required as the said Attorney in its absolute discretion may deem fit and proper;
7. To execute any affidavit or declaration confirming marketable title or demarcation of the boundaries in respect of the Property or any part or portion thereof as the said Attorney may desire or deem fit and proper and to register the same with the Sub Registrar, Additional District Sub-Registrar, District Sub Registrar, District Registrar, Additional Registrar

of Assurances - Kolkata, Registrar of Assurances, Kolkata and to admit the execute thereof as the said Attorney may desire or deem fit and proper;

8. To appear and represent before any Notary Public, Sub Registrar, Additional District Sub-Registrar, District Sub Registrar, District Registrar, Additional Registrar of Assurances - Kolkata, Registrar of Assurances, Kolkata, Metropolitan Magistrate and other Officer and/or Officers, Authority or Authorities having jurisdiction in respect thereof and to present for registration and to acknowledge and register or have registered and perfected all such deeds, instruments and writings executed and signed by our said Attorney concerning the Property or any part or portion thereof;
9. To obtain and give rights of way, access, rights to lay drains, water mains, electric cables, telephone, fax lines and telegraph cables etc underground and overhead (as the case may be) and for that purpose to obtain and give and sign and execute and deliver all deeds undertakings writings etc as may be necessary or required from time to time;
10. To utilise or shift or have cancelled the existing utilities in the Property in such manner as my said Attorney may deem fit and proper;
11. To appoint and engage Architects, Engineers and R.C.C. Specialists, Valuers and Surveyors and Contractors as may be required from time to time for the Project or otherwise and revoke his/their appointment and reappoint any other person in his/their place and stead for the aforesaid purposes and to settle and pay their fees;
12. To prepare or cause to be prepared Master Plan, map or building plan for construction of Project or any part or portion

thereof on the Property or any part or portion thereof as it deem fit and proper and to submit the same to the authorities concerned for sanction and for the aforesaid purpose to sign and execute all such maps plans deeds documents and instruments as may be necessary and/or required from time to time;

13. To submit to the all Revenue Authorities, Municipal Corporation, Concerned Municipality, Town and Country Planning Department, Zila Parishad, concerned Panchayat, KMDA, Calcutta Electric Supply Corporation (CESC), West Bengal State Electricity Board (WBSEB), PWD, Fire Department or such other competent authority and all its/ their departments and other concerned authorities in accordance with their laws for the time being in-force, bye-laws, rules and regulations, such plans of the Property or any part or portion thereof in respect of separation and/or subdivision and/or amalgamation of the Property or of the Project comprising of building or buildings proposed to be constructed on the Property and for the aforesaid purposes to sign and execute all applications, plans, specification, documents, writings, affidavits, undertakings, indemnities etc as may be required by any or all of the aforesaid authorities, their officers and departments and carry on correspondence with them for sanction of the said Plans thereof and for issue of IOD/s and Commencement Certificate/s for and in respect of development of the Property or any part of portion thereof and the proposed construction of Project and/or building or buildings thereon and for occupation or part occupation certificates and to take necessary and incidental steps including making applications for water connection, electric supply, drainage and other incidental matters and works

which are normally required to be carried out and/or done for becoming eligible for grant of building completion certificate/s.

14. To approach and represent before Kolkata Municipal Corporation, concerned Municipality, KMDA, BL & LRO, Town and Country Planning Department, Zila Parishad, concerned Panchayat and any Government and/or Semi Government Authorities including all revenue authorities like Collector Additional Collector including all revenue Authorities and all departments thereof City Survey Authorities, Town Planning Authorities under the Urban Land (Ceiling and Regulation) Act 1976 or any other authorities appointed under the law for the time being in force for the purpose of all matters connected with the development of the Property and/or Project or any part or portion thereof inclusive of but not restricted for getting the plans and amendments and revisions passed for the proposed construction of the Project comprising of building or buildings on the Property and for the aforesaid purposes to sign all letters, applications, agreements, documents, court proceedings, affidavits and papers as may be necessary or required from time to time in this regard.
15. To pay fees, obtain sanctions and/or approvals/consents and such other orders and/or permissions from the necessary authorities as may be expedient for sanction, modification and/or alteration of the existing Master Plan, building plan and also to receive and/or refund of the excess amount of fees (if any) paid for the purpose of sanction or modification and/or alteration of the building plans to any authority and/or authorities.
16. To make necessary applications or pursue and follow up all applications already made and/or to be hereafter made to the

Competent Authority under the Urban Land (Ceiling and Regulations) Act 1976 including those for NOCs/permissions under Sections 8, 9, 10, 20, 21 or 22 and/or any other Sections of the said Act or the statutory amendments thereof and the guidelines, directives and notifications issued thereunder by the Appropriate Authorities and for obtaining the further or additional or consequential NOCs/permissions under the said Act, including extensions, revisions, modifications, amendments, clarifications, reviews and to make such other applications and take all necessary steps under the said Act.

17. To apply to the Bengal Police Authorities, and/or the Kolkata Police, Fire Brigade Department, PWD, West Bengal Pollution Control Board (WBPCB) and other competent authorities for Completion certificate and to obtain all sanctions, permissions, NOCs, clearances, consents, approvals for drainage sewerage water, tubewell, generator, lift, pollution control and environment clearances and to sign all necessary applications papers and documents in relation thereto.
18. To apply to the relevant officers and departments of the aforesaid authorities for certified copies of plan/s to obtain satisfaction of the areas, survey, measurements, demarcation of boundaries, area certificates, extracts etc. and to make such applications or to write and execute such applications letters or documents as may be required by such authorities or any of them for any work regarding survey measurement demarcation of boundaries, areas, certificates extracts etc. of the Property or any part or portion thereof.
19. To negotiate and to execute and enter into any Agreement for sale or any other agreement for transfer in such manner as it deem fit and proper for including but not limited to sale,

transfer, convey, assign lease, sub-lease, let out, gift etc., in respect of the Property or any part or portion thereof or any building or buildings, or any part or portion thereof comprised in Project proposed to be constructed thereat on such basis as the Attorney may desire or deem fit and to lodge the same for registration with the Sub Registrar, Additional District Sub-Registrar, District Sub Registrar, District Registrar, Additional Registrar of Assurances - Kolkata, Registrar of Assurances, Kolkata and to receive consideration in respect thereof and to credit/deposit the same in such manner as it deem fit and proper at its sole and absolute discretion.

20. To execute the Deeds of Conveyances or such other deeds to sale, transfer, lease, sub - lease, let out, gift and / or otherwise deal with in respect of the entire Project including Property or any part or portion thereof and to lodge them for registration with the Sub Registrar, Additional District Sub-Registrar, District Sub Registrar, District Registrar, Additional Registrar of Assurances - Kolkata, Registrar of Assurances, Kolkata and to receive, realise, collect and appropriate in such manner as it deem fit and proper all moneys in respect thereof.
21. To file and prosecute or appear and defend any suit, writ petitions actions or legal proceedings in any Court of Law or before any quasi-judicial authority tribunal or any other forum in any way concerning the Property and / or Project or any part or portion thereof and for the aforesaid purpose to appoint and engage Advocates Solicitors Counsels and to settle and pay their fees and to sign in our names and on our behalf all plaints, petitions, written statements, affidavits and applications, vakalatnamas etc and to compromise such suits, writ petitions actions or legal proceedings upon such terms

and conditions as our said Attorney may deem fit and proper and to abide by and observe perform and carry out all obligations under the suits and other Legal Proceedings and consent decrees orders pass thereunder.

22. To appoint Advocates, Solicitors and other legal advisors and experts to get the title to the Property or any part or portion thereof scrutinised and investigated and to invite from public claims (if any) to the Property or any part or portion thereof by publishing notices of intended development and by other modes, and to take steps to get the title to the Property or any part or portion thereof completed in favour of the Developer/ Purchasers or their respective nominee/s and (if required)for all the aforesaid purposes to get all and necessary deeds, documents assurances etc made and executed by the concerned parties.
23. For us and on our behalf and in our name to accept service of any writ or summons or other legal process and to enter an appearance in the defense or oppose any action or other legal proceedings and to make any counter claim therein and to commence any action or other legal proceedings for such reliefs as the said Attorney or their advisers shall think necessary for the recovery or protection of the Property or any part or portion thereof and/or rights and to prosecute discontinue or compromise any such action or proceedings and to appeal against any judgment or decision of any Court or tribunal in any such action or proceedings.
24. To make and sign applications to the Appropriate Government Departments, Local Authorities or other Competent authorities for all and any licenses, permissions and consents required as per Applicable Laws or otherwise in connection with the management and improvement of the Property

including the recovery of compensation where such is recoverable with Power to give receipts and full discharges thereof.

25. To ask demand sue for recovery and receive of and from all persons and bodies corporate for any claims or demands actions or rights or otherwise of or relating to or concerning with the said Property and/or the proposed development of the Project thereof howsoever with arising and whether past or present or future or against the Government of India or Government of West Bengal or Kolkata Municipal Corporation or concerned Municipality, or any other body or authority respectively and to commence, carry on and prosecute any motion suit writ petition or other proceedings whatsoever for recovering and compelling payment transfer or thereof respectively and for that purpose sign and execute all plaints, written statements, affidavits and applications and to engage Solicitors and Advocates and to settle and pay their fees.
26. To settle adjust compound submit to arbitration or compromise all actions suits accounts reckonings claims and demands whatsoever between ourselves and any person or persons whomsoever and in any way connected with the Property or the sale of the Property or any part thereof and/or in respect of the said proposed Project or part thereof thereat in such manner and in all respects as the said ATTORNEY shall think fit and proper.
27. To do and carry out all acts, deeds, matters and things as may be found necessary and expedient for the purpose of effective transfer and/or development of the Project on the Property or any part or portion thereof and for completion of transaction in respect of the Property and/or Project and/or any part or portion thereof in favour of the various Intending Buyers or

their nominee and/or nominees of the Intending Buyers who has purchased or agreed to purchase a space in the proposed Project as the said Attorney may desire.

28. To sign, verify, affirm, file and submit all statements, affidavits, undertakings, complaints, petitions, and any other document or documents which may become necessary to be executed for the development and promotion of the Project on the Property or any part or portion thereof and represent before any Notary Public, Metropolitan Magistrate or any other statutory authorities.
29. To apply to the Tahsildar, City Survey officer, and Country Planning Officer, Assessor and Municipal Authorities, BL&LRO, and all other public or private body or authority for the purpose of making necessary mutation entries in respect of the Property or any part or portion thereof including the proposed building/s and to transfer and mutate the Property or any part or portion thereof in favour of the various Intending Buyers of the space in the proposed Project or their nominee or nominees as the said Attorney may desire and for that purpose to make all correspondence including making any application petition representation and prefer an appeal reference review in that behalf as the said Attorney may deem fit and proper or if so desired.
30. The Attorney shall be entitled and is hereby authorised to create a charge or mortgage in respect of the Property by depositing the original title deeds and also to sign and execute Memorandum, agreements and such other documents as may be necessary for evidencing creation or mortgage;
31. To commence carryout and complete and/or cause to be commenced carried out and completed the proposed construction work on the Property or any part or portion

thereof in accordance with the sanctioned plans or as the same be got modified changed or altered by the said Attorney and so far as any proposed construction work is concerned to see that all Applicable Laws are observed and for that purpose/s to do all acts and deeds and things as the said Attorney may desire or deem fit.

32. To appoint substitute or substitutes with all or any of the powers contained herein with similar power to delegate and to revoke such appointment and reappointment any other person if the said Attorney so desire without reference or recourse to us.
33. AND GENERALLY to do all such other acts deeds matters and things relating to or concerning the said Property and/or the Project or any part or portion thereof concerning the authority granted herein in respect of the Property which the Appointer could itself have lawfully done under its own hand and seal if personally present AND ALL and whatsoever our said Attorney shall lawfully do or cause to be done in or about the Property or any part or portion thereof the Appointer do hereby for ourselves and our respective successors allow ratify and confirm and the same shall be binding upon us to the same extent and in the same manner as if the same are done by the Appointer and personally present.
34. This power of attorney is being granted in favour of the said Attorney without any consideration and no interest or right of the Attorney is created on the Property which is the subject matter of this power of attorney, save and except the right and/or interest is created by virtue of the Development Agreement.

SCHEDULE OF PROPERTY AS REFERRED TO HEREINABOVE


ALL THAT the piece and parcel of Bastu land containing an area of 14 (Fourteen) Cottahs 13 (Thirteen) Chittacks and 26 (Twenty Six) Sq. Ft. equivalent to 24.50 Satak (Decimal) more or less, out of 49 Satak (Decimal) comprises in L.R. Dag No. 1623 corresponding R.S. Dag No. 1539, under L.R. Khatian No.4245, 4246, 4247, 4248, lying and situate at Mouza - Kumrakhali, J.L. No. 48, under P.S. Sonarpur, comprised in Municipal holding No. 2404, under Ward No. 27, Dakshin Kumrakhali Road, within the local limits of the Rajpur-Sonarpur Municipality, within the jurisdiction of Additional District Sub-Registrar (A.D.S.R.) Garia, in the district of 24 Paraganas (South), West Bengal, butted and bounded by :

- On the **North** : Part of L.R. Plot No.1623;
- On the **South** : Part of L.R. Plot No.1624;
- On the **East** : Part of L.R. Plot No.1622; and
- On the **West** : 15 Meter Wide Road.

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IN WITNESS whereof We the Appointer put our respective hand on this 28th day of July, 2023.

SIGNED, SEALED and
DELIVERED by
The said Appointer at
Kolkata in the presence
of:

i) Pankaj Poddar
ii) Vijaya Poddar
iii) 
iv) Puja Rungta

(Appointers)

WITNESS:

1. Rajesh Dhali
S/O Madan Dhali
Methurapur (P.O. P.S.)
S 24 PU, 743354

Accepted,

2. Bijay Chowdhury
63, Radha Bazar Street
KOL - 700001

TRUSTWORTHY NIRMAN LLP
~~Pankaj Poddar~~
Designated Partner

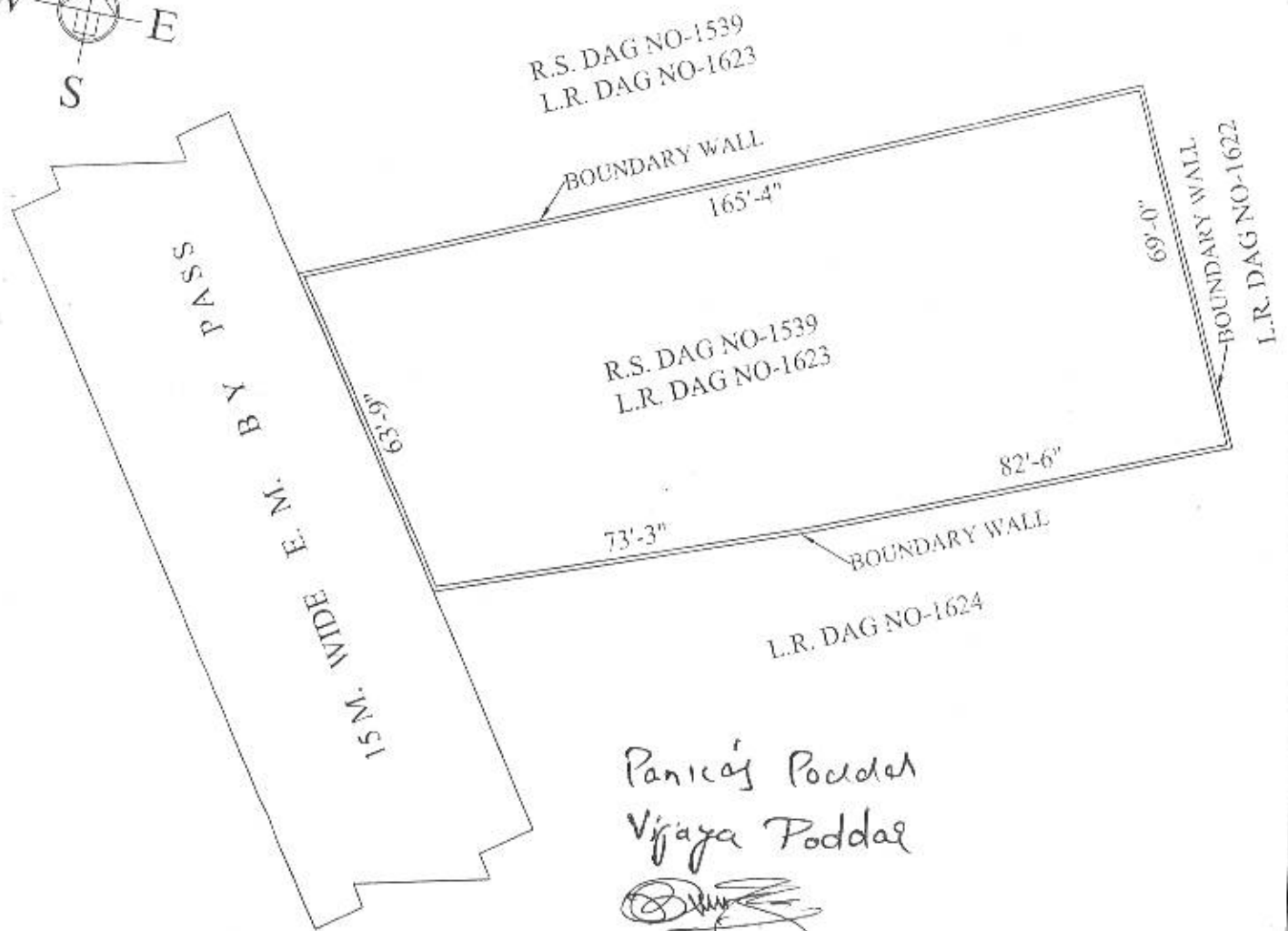
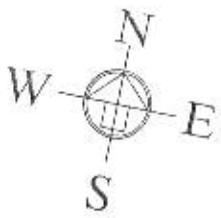
Drafted by:
Pritham Chakraborty
ARSS LEGAL (Adv)
Advocates & Attorneys
IX, 15th Floor, PS Srijan Corporate Park,
Block GP, Tower I, Plot G-2, Salt Lake City,
Sector- V, Kolkata - 700051
Phone: +91 33 40443620/40051809
Email: kolkata@arsslegal.com

(Attorney)

F: 1197/16
At: Alipore Court

SITE PLAN PART OF R.S. DAG NO -1539(P).L.R.DAG.NO-1623.(P)
 R.S. KH NO-1103, L.R.KH.NO-1585.AT MOUZA-KUMRAKHALI.
 J.L.NO-48, P.S.-SONARPUR DIST- 24 PGS. (SOUTH).
 UNDER RAJPUR SONARPUR MUNICIPALITY. WARD NO-27.
 SOLD AREA 14K.13CIL. 26SFT (M/L). COLOUR IN RED BORDER.

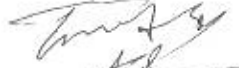
SCALE:1"=33'-0"














Panikaj Poddar
 Vijaya Poddar

 Pija Rungta

TRUSTWORTHY NIRMAN LLP
 Panikaj Poddar
 Designated Partner


 18/4/22
 SANAT K.R. MONDAL
 D.M. CIVIL & SURVEYOR
 VIII, Mouthall, P.S. - Sonarpur, Kol-150
 Reg. No. - 0055 M.G.P/0430 K.G.P












Thumb Index finger Middle finger Ring finger Little finger

	Left Hand					
	Right Hand					

Name ---- **MR. PANKAJ PODDAR**

Signature *Pankaj Poddar*












Thumb Index finger Middle finger Ring finger Little finger

	Left hand					
	Right Hand					

Name ---- **MRS. VIJAYA PODDAR**

Signature *Vijaya Poddar*










Thumb Index finger Middle finger Ring finger Little finger

	Left Hand					
	Right Hand					

Name ---- **MR. PRAMOD DAYAL RUNGTA**

Signature *Pramod Dayal Rungta*

Thumb Index finger Middle finger Ring finger Little finger

	Left Hand					
	Right Hand					

Name ---- **MRS. PUJA RUNGTA**

Signature *Puja Rungta*

Thumb Index finger Middle finger Ring finger Little finger

PHOTO	Left hand					
	Right Hand					

Name ----

Signature

Thumb Index finger Middle finger Ring finger Little finger

PHOTO	Left Hand					
	Right Hand					

Name ---

Signature

Major Information of the Deed






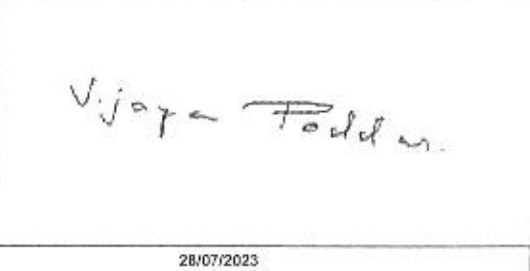



Deed No :	I-1903-05006/2023	Date of Registration	28/07/2023
Query No / Year	1903-8001933049/2023	Office where deed is registered	
Query Date	28/07/2023 1:30:48 PM	A.R.A. - III KOLKATA, District: Kolkata	
Applicant Name, Address & Other Details	PRITAM CHAKRABORTY Thana : Alipore, District : South 24-Parganas, WEST BENGAL, PIN - 700027, Mobile No. : 9874408874, Status :Advocate		
Transaction		Additional Transaction	
[0138] Sale, Development Power of Attorney after Registered Development Agreement			
Set Forth value		Market Value	
		Rs. 2,13,81,820/-	
Stampduty Paid(SD)		Registration Fee Paid	
Rs. 100/- (Article:48(g))		Rs. 73/- (Article:E, M(a),)	
Remarks	Development Power of Attorney after Registered Development Agreement of [Deed No/Year]:- 190304980/2023 Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :

District: South 24-Parganas, P.S:- Sonarpur, Municipality: RAJPUR-SONARPUR, Road: Halderpara (Kumrakhali),
Mouza: Kumrakhali, Pin Code : 700103

Sch No	Plot Number	Khatian Number	Land Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	LR-1623	LR-4245	Bastu	Bastu	6.125 Dec		53,45,455/-	Property is on Road , Project Name :
L2	LR-1623	LR-4246	Bastu	Bastu	6.125 Dec		53,45,455/-	Property is on Road , Project Name :
L3	LR-1623	LR-4247	Bastu	Bastu	6.125 Dec		53,45,455/-	Property is on Road , Project Name :
L4	LR-1623	LR-4248	Bastu	Bastu	6.125 Dec		53,45,455/-	Property is on Road , Project Name :
		TOTAL :			24.5Dec	0 /-	213,81,820 /-	
		Grand Total :			24.5Dec	0 /-	213,81,820 /-	

Principal Details :



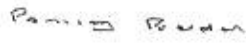


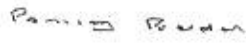


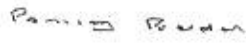
SI No	Name,Address,Photo,Finger print and Signature			
1	Name Mr PANKAJ PODDAR (Presentant) Son of Mr SHIV KUMAR PODDAR Executed by: Self, Date of Execution: 28/07/2023 , Admitted by: Self, Date of Admission: 28/07/2023 ,Place : Office	 28/07/2023	 LTI 28/07/2023	 28/07/2023
	City:- , P.O:- BIDHANNAGAR, P.S:-South Bidhannagar, District:-North 24-Parganas, West Bengal, India, PIN:- 700097 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: AExxxxxx2F, Aadhaar No: 38xxxxxxxx5464, Status :Individual, Executed by: Self, Date of Execution: 28/07/2023 , Admitted by: Self, Date of Admission: 28/07/2023 ,Place : Office			
2	Name Mrs VIJAYA PODDAR Wife of Mr PANKAJ PODDAR Executed by: Self, Date of Execution: 28/07/2023 , Admitted by: Self, Date of Admission: 28/07/2023 ,Place : Office	 28/07/2023	 LTI 28/07/2023	 28/07/2023
	City:- , P.O:- BIDHANNAGAR, P.S:-South Bidhannagar, District:-North 24-Parganas, West Bengal, India, PIN:- 700097 Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: ACxxxxxx4A, Aadhaar No: 22xxxxxxxx3027, Status :Individual, Executed by: Self, Date of Execution: 28/07/2023 , Admitted by: Self, Date of Admission: 28/07/2023 ,Place : Office			
3	Name Mr PRAMOD DAYAL RUNGTA Son of Mr PRABHU DAYAL RUNGTA Executed by: Self, Date of Execution: 28/07/2023 , Admitted by: Self, Date of Admission: 28/07/2023 ,Place : Office	 28/07/2023	 LTI 28/07/2023	 28/07/2023
	City:- , P.O:- BELEGHATA, P.S:-Beliaghata, District:-South 24-Parganas, West Bengal, India, PIN:- 700010 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: ADxxxxxx7M, Aadhaar No: 46xxxxxxxx6940, Status :Individual, Executed by: Self, Date of Execution: 28/07/2023 , Admitted by: Self, Date of Admission: 28/07/2023 ,Place : Office			

4	Name	Photo	Finger Print	Signature
	Mrs PUJA RUNGTA Wife of Mr PRAMOD DAYAL RUNGTA Executed by: Self, Date of Execution: 28/07/2023 , Admitted by: Self, Date of Admission: 28/07/2023 ,Place : Office			
	28/07/2023	LTI 28/07/2023	28/07/2023	
City:- , P.O:- BELEGHATA, P.S:-Beliaghata, District:-South 24-Parganas, West Bengal, India, PIN:- 700010 Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: AFxxxxxx3P, Aadhaar No: 51xxxxxxxx2547, Status :Individual, Executed by: Self, Date of Execution: 28/07/2023 , Admitted by: Self, Date of Admission: 28/07/2023 ,Place : Office				



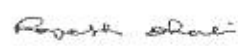
Attorney Details :

SI No	Name,Address,Photo,Finger print and Signature
1	TRUSTWORTHY NIRMAN LLP City:- , P.O:- PARK CIRCUS, P.S:-Shakespeare Sarani, District:-Kolkata, West Bengal, India, PIN:- 700017 , PAN No.:: AAxxxxxx6P,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

Representative Details :

SI No	Name,Address,Photo,Finger print and Signature												
1	<table border="1"> <tr> <th>Name</th> <th>Photo</th> <th>Finger Print</th> <th>Signature</th> </tr> <tr> <td> Mr PANKAJ PODDAR Son of Mr SHIV KUMAR PODDAR Date of Execution - 28/07/2023, , Admitted by: Self, Date of Admission: 28/07/2023, Place of Admission of Execution: Office </td> <td></td> <td></td> <td></td> </tr> <tr> <td>Jul 28 2023 3:59PM</td> <td>LTI 28/07/2023</td> <td>28/07/2023</td> <td></td> </tr> </table>	Name	Photo	Finger Print	Signature	Mr PANKAJ PODDAR Son of Mr SHIV KUMAR PODDAR Date of Execution - 28/07/2023, , Admitted by: Self, Date of Admission: 28/07/2023, Place of Admission of Execution: Office				Jul 28 2023 3:59PM	LTI 28/07/2023	28/07/2023	
Name	Photo	Finger Print	Signature										
Mr PANKAJ PODDAR Son of Mr SHIV KUMAR PODDAR Date of Execution - 28/07/2023, , Admitted by: Self, Date of Admission: 28/07/2023, Place of Admission of Execution: Office													
Jul 28 2023 3:59PM	LTI 28/07/2023	28/07/2023											
N-5, CL-8, Salt Lake, Sector-III, City:- , P.O:- BIDHANNAGAR, P.S:-South Bidhannagar, District:-North 24-Parganas, West Bengal, India, PIN:- 700097, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AExxxxxx2F, Aadhaar No: 38xxxxxxxx5464 Status : Representative, Representative of : TRUSTWORTHY NIRMAN LLP (as PARTNER)													

Identifier Details :

Name	Photo	Finger Print	Signature
Mr RAJESH DHALI Son of MADAN DHALI City:- , P.O:- Mathurapur, P.S:- Mathurapur, District:-South 24-Parganas, West Bengal, India, PIN:- 743354			
28/07/2023	28/07/2023	28/07/2023	
Identifier Of Mr PANKAJ PODDAR, Mrs VIJAYA PODDAR, Mr PRAMOD DAYAL RUNGTA, Mr PANKAJ PODDAR, Mrs PUJA RUNGTA			

Transfer of property for L1		
Sl.No	From	To. with area (Name-Area)
1	Mr PANKAJ PODDAR	TRUSTWORTHY NIRMAN LLP-1.53125 Dec
2	Mrs VIJAYA PODDAR	TRUSTWORTHY NIRMAN LLP-1.53125 Dec
3	Mr PRAMOD DAYAL RUNGTA	TRUSTWORTHY NIRMAN LLP-1.53125 Dec
4	Mrs PUJA RUNGTA	TRUSTWORTHY NIRMAN LLP-1.53125 Dec
Transfer of property for L2		
Sl.No	From	To. with area (Name-Area)
1	Mr PANKAJ PODDAR	TRUSTWORTHY NIRMAN LLP-1.53125 Dec
2	Mrs VIJAYA PODDAR	TRUSTWORTHY NIRMAN LLP-1.53125 Dec
3	Mr PRAMOD DAYAL RUNGTA	TRUSTWORTHY NIRMAN LLP-1.53125 Dec
4	Mrs PUJA RUNGTA	TRUSTWORTHY NIRMAN LLP-1.53125 Dec
Transfer of property for L3		
Sl.No	From	To. with area (Name-Area)
1	Mr PANKAJ PODDAR	TRUSTWORTHY NIRMAN LLP-1.53125 Dec
2	Mrs VIJAYA PODDAR	TRUSTWORTHY NIRMAN LLP-1.53125 Dec
3	Mr PRAMOD DAYAL RUNGTA	TRUSTWORTHY NIRMAN LLP-1.53125 Dec
4	Mrs PUJA RUNGTA	TRUSTWORTHY NIRMAN LLP-1.53125 Dec
Transfer of property for L4		
Sl.No	From	To. with area (Name-Area)
1	Mr PANKAJ PODDAR	TRUSTWORTHY NIRMAN LLP-1.53125 Dec
2	Mrs VIJAYA PODDAR	TRUSTWORTHY NIRMAN LLP-1.53125 Dec
3	Mr PRAMOD DAYAL RUNGTA	TRUSTWORTHY NIRMAN LLP-1.53125 Dec
4	Mrs PUJA RUNGTA	TRUSTWORTHY NIRMAN LLP-1.53125 Dec

Land Details as per Land Record

District: South 24-Parganas, P.S:- Sonarpur, Municipality: RAJPUR-SONARPUR, Road: Halderpara (Kumrakhali),
Mouza: Kumrakhali, Pin Code : 700103

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 1623, LR Khatian No:- 4245	Owner:পঙ্কজ পোদ্দার, Gurdian:শিব কুমার পোদ্দার, Address:নিজ , Classification:শালি, Area:0.06000000 Acre,	Owner Name not selected by applicant.
L2	LR Plot No:- 1623, LR Khatian No:- 4246	Owner:বিজয়া পোদ্দার, Gurdian:পঙ্কজ পোদ্দার, Address:নিজ , Classification:শালি, Area:0.06000000 Acre,	Owner Name not selected by applicant.

L3	LR Plot No:- 1623, LR Khatian No:- 4247	Owner:পূজা রুগ্গটা, Gurdian:প্রমোদ দয়াল রুগ্গটা, Address:নিজ , Classification:শালি, Area:0.06000000 Acre,	Owner Name not selected by applicant.
L4	LR Plot No:- 1623, LR Khatian No:- 4248	Owner:প্রমোদ দয়াল রুগ্গটা, Gurdian:প্রভু দয়াল রুগ্গটা, Address:নিজ , Classification:শালি, Area:0.06000000 Acre,	Owner Name not selected by applicant.

On 28-07-2023

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 (g) of Indian Stamp Act 1899.

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

Presented for registration at 14:58 hrs on 28-07-2023, at the Office of the A.R.A. - III KOLKATA by Mr PANKAJ PODDAR , one of the Executants.

Certificate of Market Value(WB PUVI rules of 2001)

Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs 2,13,81,820/-

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

Execution is admitted on 28/07/2023 by 1. Mr PANKAJ PODDAR, Son of Mr SHIV KUMAR PODDAR, P.O: BIDHANNAGAR, Thana: South Bidhannagar, , North 24-Parganas, WEST BENGAL, India, PIN - 700097, by caste Hindu, by Profession Business, 2. Mrs VIJAYA PODDAR, Wife of Mr PANKAJ PODDAR, P.O: BIDHANNAGAR, Thana: South Bidhannagar, , North 24-Parganas, WEST BENGAL, India, PIN - 700097, by caste Hindu, by Profession Business, 3. Mr PRAMOD DAYAL RUNGTA, Son of Mr PRABHU DAYAL RUNGTA, P.O: BELEGHATA, Thana: Beliaghata, , South 24-Parganas, WEST BENGAL, India, PIN - 700010, by caste Hindu, by Profession Business, 4. Mrs PUJA RUNGTA, Wife of Mr PRAMOD DAYAL RUNGTA, P.O: BELEGHATA, Thana: Beliaghata, , South 24-Parganas, WEST BENGAL, India, PIN - 700010, by caste Hindu, by Profession Business

Indetified by Mr RAJESH DHALI, , Son of MADAN DHALI, P.O: Mathurapur, Thana: Mathurapur, , South 24-Parganas, WEST BENGAL, India, PIN - 743354, by caste Hindu, by profession Service

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

Execution is admitted on 28-07-2023 by Mr PANKAJ PODDAR, PARTNER, TRUSTWORTHY NIRMAN LLP, City:- , P.O:- PARK CIRCUS, P.S:-Shakespeare Sarani, District:-Kolkata, West Bengal, India, PIN:- 700017

Indetified by Mr RAJESH DHALI, , Son of MADAN DHALI, P.O: Mathurapur, Thana: Mathurapur, , South 24-Parganas, WEST BENGAL, India, PIN - 743354, by caste Hindu, by profession Service

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 73.00/- (E = Rs 7.00/- ,I = Rs 55.00/- ,M(a) = Rs 7.00/- ,M(b) = Rs 4.00/-) and Registration Fees paid by Cash Rs 73.00/-

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 50/- and Stamp Duty paid by Stamp Rs 100.00/-
Description of Stamp

1. Stamp: Type: Impressed, Serial no 7697, Amount: Rs.100.00/-, Date of Purchase: 10/05/2023, Vendor name: SUBHANKAR DAS



Samar Kumar Pramanick
ADDITIONAL REGISTRAR OF ASSURANCE
OFFICE OF THE A.R.A. - III KOLKATA
Kolkata, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1903-2023, Page from 187987 to 188013

being No 190305006 for the year 2023.



Samar Kumar Pramanick

Digitally signed by SAMAR KUMAR PRAMANICK

Date: 2023.08.08 16:53:53 -04:00

Reason: Digital Signing of Deed.

(Samar Kumar Pramanick) 2023/08/08 04:53:53 PM

ADDITIONAL REGISTRAR OF ASSURANCE

OFFICE OF THE A.R.A. - III KOLKATA

West Bengal.

(This document is digitally signed.)
