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पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

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P-8-448802/22

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

District Sub-Registrar-V  
Alipore, South 24 Parganas

09 FEB 2022

DEVELOPMENT POWER OF ATTORNEY

THIS POWER OF ATTORNEY is made on this the 9<sup>th</sup> day of February, 2022.

BY

(1) SMT. SUMITA MAJUMDER (PAN-AEFP6759R) & (AADHAR NO. 8230 1072 6004), wife of Sri Pabitra Majumder, by Nationality Indian, by faith Hindu, by Occupation - Retired Govt. Employee, residing at 141, Parnasree, P. O. & P. S. - Parnasree, Kolkata - 700060 (2) SMT. SUNITA GHOSH (PAN-AOMPG5694Q) &

215161

S.L. No..... Sold To.....

Rs..... Adrs.....

**G.C. SAHA**

(Govt.) LICENSED STAMP VENDOR

11A, Mirza Galib Street, Kol - 87

Issue Date..... Sign.....

03 JAN 2022

GOBINDA CHARAN BAUK  
ADVOCATE  
HIGH COURT CALCUTTA

03 JAN 2022



কর্তৃপক্ষের নিকট প্রেরণ করা হইবে।  
এই স্ট্যাম্পের মূল্য ১০০ টকা।  
এই স্ট্যাম্পের মূল্য ১০০ টকা।

০৩ জানুয়ারি ২০২২

97

DISTRICT SUB REGISTRAR-V  
SOUTH 24 PGS, ALIPORE  
09 SEP 2022

Identified by me  
Bibhas Kumar Choudhary  
Advocate, Calcutta High Court  
AB/733/1995

(AADHAR NO. 7999 5593 5423) daughter of Late Subrata Ghosh, by Nationality Indian, by faith Hindu, by Occupation-Housewife residing at Gitanjali ( New Garia) Srinagar Main Road, P. O. & P. S. - Panchasayar, Kolkata - 700094 represented by her constituted attorney **SMT. SUMITA MAJUMDER (PAN-AEFPM6759R) & (AADHAR NO. 8230 1072 6004)**, wife of Sri Pabitra Majumder vide General Power of Attorney dated 9th March, 2018 duly registered in the office of District Sub-Registrar - V at Alipore and recorded in Book No. IV, Volumn No. 1630/2018 Pages from 2415 to 2433, Being No. 163000065 for the year 2018 (3) **DR. SUCHITA BHAUMIK ( PAN-ACZPB6382R ) & ( AADHAR NO. 5397 3190 9037 )** wife of Dr. D. J. Bhaumik, by nationality Indian, by Faith Hindu by Occupation-Medical Practitioner, residing at 77, Tollygunje Circular Road, P. O. & P. S. - New Alipore, Kolkata - 700053 and (4) **SRI SUBIR GHOSE (PAN-AEAPG8176R) & (AADHAR NO. 3734 8251 8037)** son of Late Subrata Ghose, by Nationality Indian, by faith Hindu by Occupation- Retired Govt. Employee, residing at Gitanjali (New Garia) Srinagar Main Road, P. O. & P. S. - Panchasayar, Kolkata - 700094 hereinafter be called and referred to as the **"PRINCIPALS / EXECUTANTS"**

#### IN FAVOUR OF

**MEGACITY SERVICES PRIVATE LIMITED (PAN-AAGCM5936L)** (hereinafter called as MSPL), a company incorporated under the Companies Act., 1956, limited by its shares, having its registered office at 70, Lake East 6th Road, Santoshpur, Police Station- Survey Park, Kolkata- 700 075, and represented by its Director, **AVIJIT NASKAR(PAN-ACHPN3527G) & (AADHAR NO.3673 8280 9703)**, son of Sri Jay Ram Naskar by Nationality Indian, by Faith Hindu by Occupation Business residing at 70, Lake east 6<sup>th</sup> Road, Santoshpur, Kolkata 700 075, Police Station Survey park, District South 24 Parganas hereinafter be called and referred to as the **"ATTORNEY"**.

**WHEREAS** the Owners are the recorded owners of **ALL THAT** piece and parcel of the demarcated land measuring about 34 Satak more or less equivalent to 20 Cottah 09 Chittaks 15 Sqft. (on physical measurement the area of land is ascertained as 19 (Nineteen) Cottahs 03 (Three) Chittacks 32 (Thirty Two) Sq.ft., more or less) Comprised under Mouza Chakgaria, J. L. No.26, Touzi No. 260, R. S. No.148, R. S. Dag No.112, R. S. Khatian No. 83 & 84, **TOGETHERWITH** structures standing thereon lying and situated at and being **Municipal Premises No. 1387, Chakgaria, Kolkata 700 094, Assessee No. 311090313877**, under Police Station Purba Jadavpur, within the limits of Ward No. 109 of the Kolkata Municipal Corporation, within the jurisdiction of the Sub Registrar at Alipore, District 24 Parganas (South) (Morefully and particularly described in the **SCHEDULE** hereunder written and hereinafter referred to as the said **SCHEDULE PROPERTY**).



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SOUTH 24 PGS, ALIPORE

09 SEP 2022

-(3):-

AND WHEREAS by the reason of a Development Agreement dated 09th February, 2022, registered with the District Sub Registrar- ✓ at Alipore , duly recorded in Book No. I , Being No. 1137 for the Year 2022, the Owners herein appointed the said **MEGACITY SERVICES PRIVATE LIMITED**, represented by its Director **AVIJIT NASKAR** as the **DEVELOPER** of the said Property for development of the said land in terms of the said Agreement.

AND WHEREAS the owners are desirous of appointing, nominating and constituting the said **ATTORNEY** in their name and on their behalf and in their place and stead to do the following acts, deeds, matters and things in respect of the said premises.

NOW KNOW YE ALL MEN BY THESE PRESENTS that We the said executants, (hereinafter referred to as the OWNERS) do hereby nominate appoint and constitute the said **MEGACITY SERVICES PRIVATE LIMITED** duly represented by its Director **AVIJIT NASKAR** (Hereinafter referred to as the **ATTORNEY**) as our true and lawful Attorney for us and on our behalf and in our name place and stead to diligently act and to do the following acts, deeds and things as specified hereinafter.

- 1) To defend possession of the entirety of the said PROPERTY described in schedule hereof.
- 2) To cause the survey as also measurement of the said property by the local municipal staff members or other Central or State Government Agencies and/or departments and further to cause erection and/or affixation and/or installation of pillars as also fencing all around the said property at such costs and such terms and in such manner as the Attorney shall think proper;
- 3) To appear and represent us before any Notary Public, Inspector General of Registration, Registrar of Assurances, Chief Judicial Magistrate having jurisdiction and to present for registration and to acknowledge papers statements, declarations as may be necessary and/or required from time to time.

*Handwritten signature*  
AVIJIT NASKAR



*9*  
DISTRICT SUB-REGISTRAR-V  
SOUTH 24 PGS, ALIPORE  
09 FEB 2022

- : ( 4 ) :-

4) To appoint Solicitors, Advocate, Barristers and Pleaders and to give and sign our name on any warrant or warrants of attorney, vakalatnama to prosecute and defend us as may be necessary and/or required.

5) To execute any Affidavit or declaration confirming our marketable title in respect of the said 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 Registrar of Assurances, Kolkata and or other Registration Authorities and to admit the execution thereof as the said Attorney may desire or deem fit and proper.

6) 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 said premises and for the aforesaid purpose to appoint and engage Advocates Solicitors Counsels and to settle and pay their fees and to signing our name and on our behalf all complaints, petitions, Vakalatnama etc. and to compromise such suits, writ petitioners actions or legal proceedings upon such terms and conditions as our said Attorney may desire or deem fit and abide by and observe perform and carry out all obligations under the suits and other legal proceedings and consent decrees orders pass there under.

7) To appoint Advocates, Solicitors and other legal advisors and experts to get the said premises scrutinized and investigated and to invite from public claims (in any) to the said premises by publishing notices and by other modes, to take steps to get the title to the said premises completed (if required) for all the aforesaid purpose to get all the necessary deeds, documents assurances etc.

8) To submit Building Plans and to obtain permission or approval from the Planning Authorities and other authorities as may be required for the development and construction of the said property and for that purpose to sign such applications, papers, writings, undertakings, appeals, etc., as may be required.



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- : ( 5 ) :-

- 19) To enter upon the said land with men and material as may be required for the purpose of development work and for that purpose to demolish the existing building and structures standing thereon and erect the said property as per the Building Plans to be sanctioned and to remove the debris and other materials of the demolished structures.
- 10) To appoint architects, contractors, sub-contractors consultants, maintenance agent/s, marketing agent/s and surveyors as may be required and to supervise the development and construction and marketing of the said property.
- 11) To apply for modifications, addition / alteration of the Building Plans from time to time as may be required.
- 12) To apply for obtain quotas, entitlements and other allocations for cement, steel, bricks and other building materials as required for the construction of the said property.
- 13) To approach the concerned authorities for the purpose of obtaining permissions and service connections including water, sewerage and electricity for carrying out and completing the development of the said property.
- 14) To make deposits with the Planning Authorities and other authorities for the purpose of carrying out the development work and construction of the on the said property and to claim refunds of such deposits and to give valid and effectual receipt and discharge on behalf of OWNERS in connection therewith.
- 15) After completion of the construction of the New Building/s on the said property, to apply for and obtain occupation and or completion certificate in respect of the New Building/s or parts thereof from the Planning Authorities.
- 16) To obtain and give rights of ways, access drains, water mains, electric cables, telephone, fax lines and telegraph cables etc. under ground and overhead (as the case may be) and for that purpose to obtain and given and sign and execute and deliver all deeds undertakings writings etc., as may be necessary or required from time to time.



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-:(6):-

17) To prepare and/or get prepared and to submit and file with all the concerned authorities whether government or otherwise applications for grant and/or issue permits, licenses and authorities from time to time be required as per the provisions of the NOC'S, permissions and/or declarations and for that purpose to appear before any authority or officer make any statement and given any particulars as may from time to time be necessary and/or required and to obtain and take deliver of such licenses permits or authorities may relate and to utilize the same.

18) To procure purchasers of the flats/shops/offices/car parking/ Commercial spaces and / or other spaces of the said proposed building and/or complex or project and to execute any kinds of Agreements in respect of the said premises or any part or portion thereof in regard to Developers' Allocated spaces and to lodge the same for registration with the concerned Registration authority as the said Attorney may desire or deem fit and proper.

19) 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 defenses 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 relies as the said Attorney or his/its/their advisers shall think necessary for the recovery or protection of the said premises and/or rights and to prosecute discontinue or compromise any such action or proceedings and to appear against any judgment or decision of any Court or tribunal in any such action of proceedings.

20) 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 or relating to or concerning with the said premises howsoever with arising and whether past or present or future or against the Government of India or Government of West Bengal or Municipal Authority 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 delivery 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.



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- 21) To settle adjust compound submit to arbitration or compromise all actions suits accounts reckonings claims and demands whatsoever between ourselves and any persons or persons whomsoever and in any way connected with the said property or any part thereof in such manner and in all respects as the said Attorneys shall think fit and proper.
- 22) To apply to the City Survey Officer, Town and Country Planning Officer, and Municipal Authorities and all other public or private body, or authority for the purpose of making necessary mutation entries in respect of the said premises or any part or portion thereof and to transfer and mutate the said premises or any part or portion thereof as the said Attorney may desire and for that purpose to make all correspondences including making any application petition representations and prefer an appeal reference review in that behalf as the said Attorney may desire.
- 23) To develop the said property by construction of buildings and/or structure thereon and for the said purpose to do all soil testing, excavation and all other works whatsoever, as the said attorney may deem fit and proper.
- 24) To appear before the necessary authority including the competent authority under the Urban Land (Ceiling and Regulation) Act, 1976, the Real Estate Regulatory Authority within the meaning of Section 20(1) of the Real Estate (Regulation and Development) Act, 2016, Fire Brigade and Police Authorities in connection of sanctioning of plans and other purposes.
- 25) To pay all outgoings from the date of execution of these presents including sanction fees, municipal tax and other charges whatsoever payable for and on account of the said land and building and receive refund and /or other moneys including compensation of any nature from requisition and/or acquisition authorities and to grant valid receipts and /or discharges thereof.



*[Handwritten signature]*

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- : ( 8 ) :-

26) To take booking from the intending or proposed buyer or buyers to enter into Agreement for Sale of the Developer's allocation with the intending or proposed purchasers or from the nominee/nominees of the developer and to receive booking money or earnest money from the intending purchaser/s in respect of developers allocation only and shall have full right to take the full amount from the intending buyers by disposing the Developers allocation and at the same time shall have full right to execute proper Deed of Conveyance in favour of the Purchaser/s and to issue possession letter for the said sold space namely flats, shops, offices and/or car parking spaces and / or other spaces in the said proposed project in respect to developers allocation.

27) To affix signboard or install any hoarding on the said scheduled plot of the land in such name as may be mutually decided by the owners and the developers.

28) To advertise in the newspapers for procuring purchasers for selling the flats/shops/offices/car parking spaces and other spaces in the said proposed complex along with right to appoint marketing agent for getting the sale done at whatever terms and conditions the Developer shall deem fit and suitable.

29) To enter into any Agreement for sale for the proposed flats/shops/offices/car parking/commercial spaces and other spaces and to receive advanced/earnest money/consideration in respect of the said spaces related to developers allocation only and the undivided proportionate share in the land or any portion thereof for transferring, conveying the proportionate right title and interest of the sold units alongwith the undivided proportionate land underneath the said building;



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DISTRICT SUB REGISTRAR-V  
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-(9):-

30) To do and perform necessary acts and deeds for the purpose of granting loans and financial assistances in favour of the Developer from any Bank/Financial Institution (Banker). And such Project Finance can be secured on the strength of providing the security of the Developer for development and construction, work-in-progress/receivables for the said project. And for this purpose the owners are not liable and or responsible. For this purpose, the owners shall execute necessary documents, if required, in favour of Developer and the owners may join as consenting party (if required by the funding institution) for availing such loan facility. In this regard, Developer shall indemnify Executant against any claim arising out of such borrowings;

AND the Principals or Executants hereby ratify, confirm and agree or undertake to ratify, confirm and agree or undertake to ratify and confirm all the whatsoever the said attorney or agents appointed under this Power in that hereinabove contained shall lawfully do or caused to be done in the right of or by virtue of these presents including such confirmations and other works till the completion of the whole deal as per these presents.

AND GENERALLY to do such other acts deeds matters and things relating to or concerning the said premises and to sign all letters correspondence and other documents and to execute and perform any other act deed matter or thing which are to be done executed or performed or which in the opinion of our said attorney ought to be done, executed or performed in connection with or in relation to the said premises and effectually to all intents and purposes as the Executant (itself) could do if personally present and did the same by itself being its intent and desire that all matters and things respective the same shall be under the full management and directions of our said Attorney AND ALL and whatsoever our said Attorney shall lawfully do or cause to be done in, or about the said premises We as Executant do hereby for ourselves.

AND we as the Executant do hereby agree to ratify and confirm all the whatsoever acts, which our said Attorney do or cause to be done by virtue of these presents and the same shall be binding upon us to the said extend and in the same manner as if the same are done by me and personally present.



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DISTRICT SUB REGISTRAR-V  
SOUTH 24 PGS, ALIPORE

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-( 10 ):-

**THE SCHEDULE ABOVE REFERRED TO**

**The said property**

**ALL THAT** piece and parcel of the demarcated land measuring about 34 Satak more or less equivalent to 20 Cottah 09 Chittaks 15 Sqft. (on physical measurement the area of land is ascertained as 19 (Nineteen) Cottahs 03 (Three) Chittacks 32 (Thirty Two) Sq.ft., more or less) Comprised under Mouza - Chakgaria, J. L. No.26, Touzi No. 260, R. S. No. 148, R. S. Dag No.112, R. S. Khatian No. 83 & 84, **TOGETHER WITH** structures standing thereon lying and situated at and being **Municipal Premises No.1387, Chakgaria, Kolkata 700 094, Assessee No. 311090313877,** under Police Station - Purba Jadavpur, within the limits of Ward No. 109 of the Kolkata Municipal Corporation, within the jurisdiction of the Sub Registrar at Alipore, District South 24 Parganas ,butted and bounded by

ON THE NORTH:- 14 feet wide KMC Road

ON THE EAST:- Vacant Land under Rs. S. Dag No. 112 (Part)

ON THE WEST:- 40 feet wide KMC Road ( Sreenagar Main Road)

ON THE SOUTH:- Premises No. 2062, Chakgaria



9/

DISTRICT SUB REGISTRAR-V  
SOUTH 24 PGS, ALIPORE  
09 FEB 2022

IN WITNESS WHEREOF WE, the owners, have set and subscribed our hand and signature on the date, month and year written herein above in presence of the following witnesses :-

WITNESSES :

1. Varun Halder.  
870 Sankarab Halder.  
Santoshpur.  
Kul- 75
2. Prasenjit Das  
Alipore Police  
Const. No. 27

Sumita Majumdar.

Sushita Bhattacharya



(SIGNATURE OF OWNERS/EXECUTANTS)

I ACCEPT



Director  
MEGACITY SERVICES PVT. LTD.  
Signature of Attorney

Drafted by

Bibhas Kumar Ghosh  
(Bibhas Kumar Ghosh)

Advocate, Calcutta High Court  
Redg No. WB/733/1995

Computer typed by-

Mono Naskar  
(Mono Naskar)

70, Lake east santoshpur  
Kolkata- 700 075



Handwritten signature in blue ink.

DISTRICT SUB REGISTRAR-V  
SOUTH 24 PGS, ALIPORE  
09 FEB 2022



	Thumb	1 <sup>st</sup> Finger	Middle Finger	Ring Finger	Small Finger
LEFT HAND					
RIGHT HAND					

Name : AVINASH NASKAR

Signature :



	Thumb	1 <sup>st</sup> Finger	Middle Finger	Ring Finger	Small Finger
LEFT HAND					
RIGHT HAND					

Name : SUMITAMAJUMDER  
Signature :



	Thumb	1 <sup>st</sup> Finger	Middle Finger	Ring Finger	Small Finger
LEFT HAND					
RIGHT HAND					

Name : SUCHITA BHAUMIK

Signature :



	Thumb	1 <sup>st</sup> Finger	Middle Finger	Ring Finger	Small Finger
LEFT HAND					
RIGHT HAND					

Name : SUBIR GHOSE

Signature :



*Handwritten signature*

DISTRICT SUB REGISTRAR-V  
SOUTH 24 PGS, ALIPORE  
09 SEP 2022

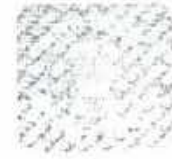


आयकर विभाग  
INCOME TAX DEPARTMENT



भारत सरकार  
GOVT. OF INDIA

MEGACITY SERVICES PRIVATE LIMITED



29/01/2010

Normalgit Account Number

AAGCM5936L

29/01/2010

Director  
MEGACITY SERVICES PVT. LTD.

आयकर विभाग, आयकर अधिनियम, 1961 के अंतर्गत  
आयकर विभाग, आयकर अधिनियम, 1961 के अंतर्गत  
आयकर विभाग, आयकर अधिनियम, 1961 के अंतर्गत  
आयकर विभाग, आयकर अधिनियम, 1961 के अंतर्गत  
आयकर विभाग, आयकर अधिनियम, 1961 के अंतर्गत

*If this card is lost, someone's lost card is found.*

आयकर विभाग, आयकर अधिनियम, 1961 के अंतर्गत  
आयकर विभाग, आयकर अधिनियम, 1961 के अंतर्गत  
आयकर विभाग, आयकर अधिनियम, 1961 के अंतर्गत  
आयकर विभाग, आयकर अधिनियम, 1961 के अंतर्गत  
आयकर विभाग, आयकर अधिनियम, 1961 के अंतर्गत

Tel: 91-20-2721 8080, Fax: 91-20-2721 8081  
आयकर विभाग, आयकर अधिनियम, 1961 के अंतर्गत

14/11/17



रथाई लेखा संख्या

/PERMANENT ACCOUNT NUMBER

ACHPN3527G

*Avijit Naskar*



नाम /NAME

AVIJIT NASKAR

पिता का नाम /FATHER'S NAME

JAYRAM NASKAR

जन्म तिथि /DATE OF BIRTH

07-09-1979

*Avijit Naskar*

हस्ताक्षर /SIGNATURE

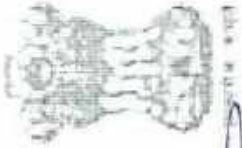
*Avijit Naskar*



आयकर आयुक्त, प.बं.-III

COMMISSIONER OF INCOME-TAX, W.B. - III





ভারত সরকার

Government of India

*Handwritten signature*

অভিজিৎ নস্কর

Abhijit Naskar

পিতা : জয় রাম নস্কর

Father : Jay Ram Naskar



জন্মতারিখ/DOB: 07/09/1979

পুরুষ / Male



3673 8280 9703

সাধারণ - সাধারণ মানুষের অধিকার



स्थायी लेखा संख्या /PERMANENT ACCOUNT NUMBER

AEFPM6759R



नाम /NAME

SUMITA MAJUMDER

पिता का नाम /FATHER'S NAME

SUBRATA GHOSE

जन्म तिथि /DATE OF BIRTH

03-09-1954

हस्ताक्षर /SIGNATURE

*Sumita Majumder*

*K. B. Das*

आयकर आयुक्त, प. व. VI

COMMISSIONER OF INCOME TAX, W. B.







ভারত সরকার

Government of India



সুমিতা মজুমদার

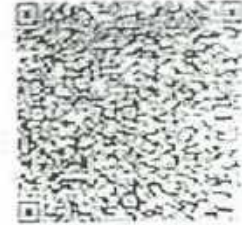
Sumita Majumder

পিতা : সুব্রত ঘোষ

Father : SUBRATA GHOSH

জন্মতারিখ / DOB : 03/09/1954

মহিলা / Female



8230 1072 6004

আধার - সাধারণ মানুষের অধিকার



आयकर विभाग  
INCOME TAX DEPARTMENT



भारत सरकार  
GOVT. OF INDIA



स्थायी खाता संख्या कार्ड  
Permanent Account Number Card

ACZPB6382R

नाम / Name  
SUGHITA BHAUMIK

पिता का नाम / Father's Name  
SUBRATA GHOSE

जन्म की तारीख / Date of Birth  
29/07/1960

*Sughita Bhaumik*  
हस्ताक्षर / Signature







भारत सरकार  
Government of India

भारतीय पहचान प्रमाण प्राधिकरण  
Unique Identification Authority of India

Enrollment No. : 2730/00467/13443

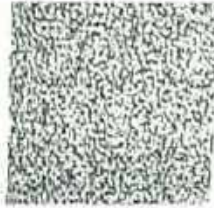
To  
Suchita Bhaumik

77,  
TOLLYGUNGE CIRCULAR ROAD,  
VTC: New Allpore, PO: New Allpore,  
Sub District: Circus Avenue, District: Kolkata,  
State: West Bengal, PIN Code: 700053,  
Mobile: 9830065899

82919992



KF268616002F1



आपका आधार क्रमांक / Your Aadhaar No. :

**5397 3190 9037**

मेरा आधार, मेरी पहचान



भारत सरकार  
Government of India



Suchita Bhaumik  
DOB: 29/07/1969  
Female

5397 3190 9037

मेरा आधार, मेरी पहचान



आयकर विभाग  
INCOME TAX DEPARTMENT



भारत सरकार  
GOVT OF INDIA

SUNITA GHOSH

SUBRATA GHOSH

16/02/1958

Permanent Account Number

AOMPG5694Q



16022008

Sunita Ghosh  
Signature

यदि कार्ड के बारे में कोई प्रश्न हो तो कृपया सुविधा के तहत  
आयकर सेवक सेवा केंद्र पर संपर्क करें।  
पब्लिक रिलेशन, टॉपिंग टॉवर, कर्मजि मिल्स कंपाउंड,  
एस. बी. मार्ग, लोअर पार्क, मुंबई - 400 013

If this card is lost / someone's lost card is found  
please inform / return to  
Income Tax PAN Services Unit, NSDL,  
1st Floor, Times Tower,  
Karmajee Mills Compound,  
S. B. Marg, Lower Park, Mumbai - 400 013.  
Tel: 91-22-2499 4300; Fax: 91-22-2495 0664  
e-mail: [taxinfo@nsdl.com](mailto:taxinfo@nsdl.com)

*Sunita Ghosh*







भारतीय विशिष्ट पहचान प्राधिकरण

भारत सरकार

Unique Identification Authority of India

Government of India

संयोजन क्रम / Enrollment No. 1000047403001250

22/07/2016  
 सनीता घोष  
 Sunita Ghosh  
 D/O - Subrata Ghosh  
 Goolanjali  
 Sheenagar Main Road  
 Near Int Gole Chok Garia  
 Panchasayar  
 Panchasayar Cross Avenue Kolkata  
 West Bengal 700004  
 0103122477

Ref: 1170 / 04T / 150361 / 150307 / P



SA3423 13030FT



आपका आधार क्रमांक / Your Aadhaar No. :

**7999 5593 5423**

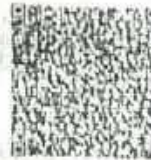
मेरा आधार, मेरी पहचान



भारत सरकार  
Government of India



सनीता घोष  
 Sunita Ghosh  
 जन्म तिथि / DOB 18/02/1958  
 महिला / Female



**7999 5593 5423**

मेरा आधार, मेरी पहचान

*Sunita Ghosh*



आयकर विभाग  
INCOME TAX DEPARTMENT

भारत सरकार  
GOVT. OF INDIA

SUBIR CHOSE

SUBRATA CHOSE

12/01/1962

Income Tax Department

AEAPG3176R

  
Signature





भारत सरकार  
GOVERNMENT OF INDIA



Subir Ghose  
Year of Birth : 1962  
Male



3734 8251 8037

आधार — आम आदमी का अधिकार



## Major Information of the Deed










Deed No :	I-1630-01146/2022	Date of Registration	09/02/2022
Query No / Year	1630-8000448802/2022	Office where deed is registered	
Query Date	09/02/2022 12:44:13 PM	D.S.R. - V SOUTH 24-PARGANAS, District: South 24-Parganas	
Applicant Name, Address & Other Details	Basudev Paul Thana : Alipore, District : South 24-Parganas, WEST BENGAL, Mobile No. : 9123358303, Status :Others		
Transaction	Additional Transaction		
[0138] Sale, Development Power of Attorney after Registered Development Agreement	[4305] Other than Immovable Property, Declaration [No of Declaration : 2]		
Set Forth value	Market Value		
Rs. 20,00,000/-	Rs. 5,41,81,735/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 100/- (Article:48(g))	Rs. 53/- (Article:E, E, M(b), H)		
Remarks	Development Power of Attorney after Registered Development Agreement of [Deed No/Year]:- 163001137/2022 Received Rs. 50/- ( FIFTY only ) from the applicant for issuing the assement slip.(Urban area)		

### Land Details :

District: South 24-Parganas, P.S:- Purba Jadabpur, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Chak Garia, Road Zone : (Chakgaria – Rest) , , Premises No: 1387, , Ward No: 109 Pin Code : 700094

Sch No	Plot Number	Khatian Number	Land Use Proposed ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1			Bastu	20 Katha 9 Chatak 15 Sq Ft	20,00,000/-	5,41,81,735/-	Width of Approach Road: 40 Ft., , Project Name :
<b>Grand Total :</b>				<b>33.9625Dec</b>	<b>20,00,000 /-</b>	<b>541,81,735 /-</b>	

**Principal Details :**



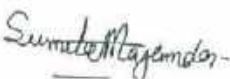
Sl No	Name,Address,Photo,Finger print and Signature			
1	<b>Name</b> <b>Mrs SUMITA MAJUMDER</b> Wife of Mr PABITRA MAJUMDER Executed by: Self, Date of Execution: 09/02/2022 , Admitted by: Self, Date of Admission: 09/02/2022 ,Place : Office			
	09/02/2022	LTI 09/02/2022	09/02/2022	
141 PARNASREE KOLKATA 700060, City:- Not Specified, P.O:- PARNASREE, P.S:-Behala, District:- South 24-Parganas, West Bengal, India, PIN:- 700060 Sex: Female, By Caste: Hindu, Occupation: Retired Person, Citizen of: India, PAN No.:: AExxxxxx9R, Aadhaar No: 82xxxxxxxx6004, Status :Individual, Executed by: Self, Date of Execution: 09/02/2022 , Admitted by: Self, Date of Admission: 09/02/2022 ,Place : Office				
2	<b>Mrs SUNITA GHOSH</b> Daughter of Late SUBRATA GHOSH SREENAGAR MAIN ROAD KOLKATA 700094, City:- Not Specified, P.O:- PANCHASAYAR, P.S:-Purba Jadabpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700094 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: AOxxxxxx4Q, Aadhaar No: 79xxxxxxxx5423, Status :Individual, Executed by: Attorney, Executed by: Attorney			
3	<b>Name</b> <b>Dr SUCHITA BHAUMIK</b> Wife of Dr D J BHAUMIK Executed by: Self, Date of Execution: 09/02/2022 , Admitted by: Self, Date of Admission: 09/02/2022 ,Place : Office			
	09/02/2022	LTI 09/02/2022	09/02/2022	
TOLLYGUNGE CIRCULAR ROAD KOLKATA 700053, City:- Not Specified, P.O:- NEW ALIPORE, P.S:- New Alipore, District:-South 24-Parganas, West Bengal, India, PIN:- 700053 Sex: Female, By Caste: Hindu, Occupation: Professionals, Citizen of: India, PAN No.:: ACxxxxxx2R, Aadhaar No: 37xxxxxxxx8037, Status :Individual, Executed by: Self, Date of Execution: 09/02/2022 , Admitted by: Self, Date of Admission: 09/02/2022 ,Place : Office				
4	<b>Name</b> <b>Mr SUBIR GHOSE</b> Son of Late SUBRATA GHOSE Executed by: Self, Date of Execution: 09/02/2022 , Admitted by: Self, Date of Admission: 09/02/2022 ,Place : Office			
	09/02/2022	LTI 09/02/2022	09/02/2022	
SREENAGAR MAIN ROAD KOLKATA 700094, City:- Not Specified, P.O:- PANCHASAYAR, P.S:-Purba Jadabpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700094 Sex: Male, By Caste: Hindu, Occupation: Retired Person, Citizen of: India, PAN No.:: AExxxxxx6R, Aadhaar No: 37xxxxxxxx8037, Status :Individual, Executed by: Self, Date of Execution: 09/02/2022 , Admitted by: Self, Date of Admission: 09/02/2022 ,Place : Office				






**Attorney Details :**

SI No	Name,Address,Photo,Finger print and Signature
1	<p><b>MEGACITY SERVICES PRIVATE LIMITED</b>                      70 LAKE EAST SANTOSHPUR, City:- Not Specified, P.O:- SANTOSHPUR, P.S:-Purba Jadabpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700075 , PAN No.:: AAxxxxxx6L,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative</p>




**Attorney Details :**

SI No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	<p><b>Mrs SUMITA MAJUMDER</b>                      Wife of Mr PABITRA MAJUMDER                      Date of Execution - 09/02/2022, , Admitted by: Self, Date of Admission: 09/02/2022, Place of Admission of Execution: Office</p>	 Feb 9 2022 1:09PM	 LTI 09/02/2022	 09/02/2022
<p>141 PARNASREE KOLKATA 700060, City:- Not Specified, P.O:- PARNASREE, P.S:-Behala, District:-South 24-Parganas, West Bengal, India, PIN:- 700060, Sex: Female, By Caste: Hindu, Occupation: Retired Person, Citizen of: India, , PAN No.:: AExxxxxx9R, Aadhaar No: 82xxxxxxxx6004 Status : Attorney, Attorney of : Mrs SUNITA GHOSH</p>				

**Representative Details :**

SI No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	<p><b>Mr AVIJIT NASKAR (Presentant)</b>                      Son of Mr JAY RAM NASKAR                      Date of Execution - 09/02/2022, , Admitted by: Self, Date of Admission: 09/02/2022, Place of Admission of Execution: Office</p>	 Feb 9 2022 1:08PM	 LTI 09/02/2022	 09/02/2022
<p>70 LAKE EAST SANTOSHPUR KOLKATA 700075, City:- Not Specified, P.O:- SANTOSHPUR, P.S:- Purba Jadabpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700075, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: ACxxxxxx7G, Aadhaar No: 36xxxxxxxx9703 Status : Representative, Representative of : MEGACITY SERVICES PRIVATE LIMITED (as DIRECTOR)</p>				

**Identifier Details :**

Name	Photo	Finger Print	Signature
<b>Mr Bibhas Kumar Ghosh</b> Son of Late Bibhuti Bhusan Ghosh High Court Calcutta, City:- , P.O:- GPO, P.S:-Hare Street, District:-Kolkata, West Bengal, India, PIN:- 700001			
	09/02/2022	09/02/2022	09/02/2022
Identifier Of Mrs SUMITA MAJUMDER, Dr SUCHITA BHAUMIK, Mr SUBIR GHOSE, Mrs SUMITA MAJUMDER, Mr AVIJIT NASKAR			

**Transfer of property for L1**

Sl.No	From	To. with area (Name-Area)
1	Mrs SUMITA MAJUMDER	MEGACITY SERVICES PRIVATE LIMITED-8.49063 Dec
2	Mrs SUNITA GHOSH	MEGACITY SERVICES PRIVATE LIMITED-8.49063 Dec
3	Dr SUCHITA BHAUMIK	MEGACITY SERVICES PRIVATE LIMITED-8.49063 Dec
4	Mr SUBIR GHOSE	MEGACITY SERVICES PRIVATE LIMITED-8.49063 Dec

On 09-02-2022

**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 13:05 hrs on 09-02-2022, at the Office of the D.S.R. - V SOUTH 24-PARGANAS by Mr AVIJIT NASKAR ,.

**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 5,41,81,735/-

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

Execution is admitted on 09/02/2022 by 1. Mrs SUMITA MAJUMDER, Wife of Mr PABITRA MAJUMDER, 141 PARNASREE KOLKATA 700060, P.O: PARNASREE, Thana: Behala, , South 24-Parganas, WEST BENGAL, India, PIN - 700060, by caste Hindu, by Profession Retired Person, 2. Dr SUCHITA BHAUMIK, Wife of Dr D J BHAUMIK, TOLLYGUNGE CIRCULAR ROAD KOLKATA 700053, P.O: NEW ALIPORE, Thana: New Alipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700053, by caste Hindu, by Profession Professionals, 3. Mr SUBIR GHOSE, Son of Late SUBRATA GHOSE, SREENAGAR MAIN ROAD KOLKATA 700094, P.O: PANCHASAYAR, Thana: Purba Jadabpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700094, by caste Hindu, by Profession Retired Person Indetified by Mr Bibhas Kumar Ghosh, , , Son of Late Bibhuti Bhusan Ghosh, High Court Calcutta, P.O: GPO, Thana: Hare Street, , Kolkata, WEST BENGAL, India, PIN - 700001, by caste Hindu, by profession Advocate

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

Execution is admitted on 09-02-2022 by Mr AVIJIT NASKAR, DIRECTOR, MEGACITY SERVICES PRIVATE LIMITED, 70 LAKE EAST SANTOSH PUR, City:- Not Specified, P.O:- SANTOSH PUR, P.S:-Purba Jadabpur, District:- South 24-Parganas, West Bengal, India, PIN:- 700075

Indetified by Mr Bibhas Kumar Ghosh, , , Son of Late Bibhuti Bhusan Ghosh, High Court Calcutta, P.O: GPO, Thana: Hare Street, , Kolkata, WEST BENGAL, India, PIN - 700001, by caste Hindu, by profession Advocate

**Executed by Attorney**

Execution by Mrs SUMITA MAJUMDER, , Wife of Mr PABITRA MAJUMDER, 141 PARNASREE KOLKATA 700060, P.O: PARNASREE, Thana: Behala, , South 24-Parganas, WEST BENGAL, India, PIN - 700060, by caste Hindu, by profession Retired Person as the constituted attorney of Mrs SUNITA GHOSH SREENAGAR MAIN ROAD KOLKATA 700094, P.O: PANCHASAYAR, Thana: Purba Jadabpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700094 is admitted by him

Indetified by Mr Bibhas Kumar Ghosh, , , Son of Late Bibhuti Bhusan Ghosh, High Court Calcutta, P.O: GPO, Thana: Hare Street, , Kolkata, WEST BENGAL, India, PIN - 700001, by caste Hindu, by profession Advocate

**Payment of Fees**


Certified that required Registration Fees payable for this document is Rs 53/- ( E = Rs 21/- ,H = Rs 28/- ,M(b) = Rs 4/- ) and Registration Fees paid by Cash Rs 53/-

**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 215161, Amount: Rs.100/-, Date of Purchase: 03/01/2022, Vendor name: G C Saha

  
Rita Lepcha  
DISTRICT SUB-REGISTRAR  
OFFICE OF THE D.S.R. - V SOUTH 24-  
PARGANAS  
South 24-Parganas, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1630-2022, Page from 62761 to 62792

being No 163001146 for the year 2022.



Digitally signed by LEENA MONDAL  
Date: 2022.03.16 17:01:20 -07:00  
Reason: Digital Signing of Deed.

(Leena Mondal) 2022/03/16 05:01:20 PM  
DISTRICT SUB-REGISTRAR  
OFFICE OF THE D.S.R. - V SOUTH 24-PARGANAS  
West Bengal.

(This document is digitally signed.)

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