

4820

D-4751



04/09/19
14.23

Shyam Narayan Bhalotia
Mahadeo Shaw
Urmila Devi Bhalotia

পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

GN- 02041000195679/2019

AB 866173

DEVELOPMENT POWER OF ATTORNEY

For, Devashilpi Estate Developers Pvt. Ltd
D. Shalotia

BY THIS GENERAL POWER OF ATTORNEY executed on this the 4th day of September, 2019 First Owner 1] MR. MAHADEO SHAW (having Income Tax PAN No: AKOPS3477K) Son of Late Hiralal Shaw, by faith-Hindu, Nationality-Indian, by Occupation Business, Resident of Dr. G.C. Ghost Road, Raniganj, P.O. & P.S. Raniganj, Sub-Division Asansol, District Paschim Bardhaman, Pin No. 713347, within the State of West Bengal AND Second Owner 2] MRS. URMILA DEVI BHALOTIA (having Income Tax PAN No: ADJBB3262D) Wife of Shri Shyam Narayan Bhalotia, by faith-Hindu, Nationality-Indian, a Housewife, Resident of Karnani Estate Suit No. 50, 2nd Floor 209, A .J C. Bose Road, P.O. Circus Avenue, P.S: Beniapur, District-Kolkata, Pin No. 700017, in the State of West Bengal, AND third Owner 3] MR. SHYAM NARAYAN BHALOTIA (having Income Tax PAN No: ADEPB5474A) Son of Late Shiwkaran Das Bhalotia, by faith-Hindu, Nationality-Indian, by Occupation Business, Resident of Karnani Estate Suit No. 50, 2nd Floor 209, A. J. C. Bose Road, P.O. Circus Avenue, P.S: Beniapur, District- Kolkata, Pin No. 700017, in the State of West Bengal hereinafter referred to as **THE PRINCIPAL**;

Cont....P/2

certified that the Endorsement Sheet's and the Signatures attached to this document are part of the Document

Additional District Sub-Registrar
Raniganj, Paschim Bardhaman

04 SEP 2019

ক্রমিক নং 908 তার 29/07/2019

রেজিস্টার নাম Devashilpi Estate Developers Pvt. Ltd.

প্রিন্সিপাল Kolkata

মূল্য 200.0

স্বাক্ষরসহ ট্রেজারী ওইসি ইম্প্রুভ হাউস তার 29/07/2019

অতিরিক্ত
স্ট্যাম্প ডেভারঃ- অনিতাড চৌধুরী
রানীগঞ্জ এ ডি এস আর অফিস
লাইসেন্স নং - ১(১৯৯২)



(Handwritten signature)

Additional District Sub-Registrar
Raniganj, Paschim Bardhaman

04 SEP 2019

Mahadeo Shaw

Urmila Devi Bhalotia

Shyam Narayan Bhalotia

--:2:--

For, Devashilpi Estate Developers Pvt. Ltd.

S. Bhalotia

Director

TO AND IN FAVOUR OF
M/S DEVASHILPI ESTATE DEVELOPERS PRIVATE LIMITED [CIN # U70100WB2008PTC126466], Registered under the company Act (1956) 2013, having it's registered office at 209, A.J.C. Bose Road, Karnani Estate, Suite No.50, 2nd Floor, Kolkata -700017 within the State of West Bengal, having Income Tax **PAN No. AACCD8997N** represented by its Director **SRI SACHIN KUMAR BHALOTIA [PAN No : AFTPB8896B]** Son of Sri Shyam Narayan Bhalotia, by faith Hindu, Nationality-Indian, by Occupation Professional, resident of Karnani Estate Suit No. 50, 2nd Floor 209, A .J .C. Bose Road, P.O. Circus Avenue, P.S: Beniapukur, District-Kolkata, Pin No. 700017, in the State of West Bengal, referred to as the **ATTORNEYS**.

WHEREAS

- A) the Owners/Principal purchased land, a divided demarcated portion of Plot No. LR-48 [RS-38] and LR-50 [RS-40] situated in the District of Paschim Bardhaman, Additional District Sub-Registry Office- Raniganj, P.S.- Raniganj, Municipality- Raniganj, Sub-Division-Asansol, Mouza-Searsole, J.L.No.17, PIN Code-713358, West Bengal mentioned in SCHEDULE below by the **First Owner 1) Mr. Mahadeo Shaw** by virtue of registered deed of Conveyance being No. **00393 of 1986 & 988 of 1998** measuring 42 Satak (Approx 25 Cottaha 06 Chittacks 23 Square feet), by the **Second Owner 2) Mrs. Urmila Devi Bhalotia** by virtue of registered deed of Conveyance being No. **01182 of 2019** measuring 15.37 Satak (Approx 09 Cottaha 04 Chittacks 35 Square feet) and by the **Third Owner 3) Mr. Shyam Narayan Bhalotia** by virtue of registered deed of Conveyance being No. **01351 of 2019** measuring 2.80 Satak (Approx 01 Cottaha 10 Chittacks 10 Square feet) , all of the Addl. District Sub-Registry Office Raniganj and their names has duly been recorded in the finally published L.R. Record of Rights in L.R. Khatian No. 208 in the name of Mahadeo Shaw (First Owner) in L.R. Khatian No. 8431 in the name of Urmila Devi Bhalotia (Second Owner).

Mahadho Saw.
 Usmila Devi Bhalodia
 Shyam Narayan Bhalodia

Devashipi Estate Developers Pvt. Ltd.
 Director
 Bhalodia

and in LR Khaitan No. 8432 in the name of Shyam Narayan Bhalodia (Third Owner), all within the Mouza Searsole, PS Raniganj, Dist Paschim Bardhaman.

That the Principal and the "Attorney" executed a "Development Agreement" being no. 4726 Dt. 03.09.2019 of the Addl. District Sub-Registry Office Raniganj for Development of the land and construction of building thereon.

KNOW YE ALL MEN BY THESE PRESENTS, the Principals do hereby appoint and nominate the Attorneys as their *TRUE AND LAWFUL ATTORNEY* for themselves and on their behalf and in their name to do the following further acts, deeds and things relating to the Said Property (more fully described in the **SCHEDULE** hereunder written either *JOINTLY OR SEVERALLY*).

1. To prepare, submit correspond, receive and sign all papers like Plans, Applications, Affidavits, Indemnities, Letters, authorizations and corrections, to appear and to represent before the competent authorities of the respective departments or bodies of both Central and State Governments like Asansol Municipal Corporation, Gram Panchayat, Competent Authority for supply of Ground Water, West Bengal State Electricity Distribution Company Ltd (WBSEDCL) or any other Supply Agency, Administrative offices of the Government of West Bengal, Urban Land Ceiling Authorities, ADDA (Asansol & Durgapur Development authority), Airports Authority of India, Bharat Sanchar Nigam Ltd., West Bengal Pollution Control Board/Environment Department, Govt. Of West Bengal, Directorate of Town and Country Planning, West Bengal Police, concerned B.L. & L.R.O. Department Land & Land Reform Department of the Govt. Of West Bengal etc., for obtaining the necessary certificates, sanctions, permissions, exemptions, no objection certificates orders etc., connected with the Said Property in respect of one or more of the following matters:

Mahadeo Shau.
 Mahadeo Devi Bhalodia
 Sanyam Mangal Bhalodia

For, Devashipi Estate Developers Pvt. Ltd.
 Director
 Ashalata

- a) Conversion Re-classification, Construction re-constitution and / re-union of the Said Property commensurate with the purposes for which the Development Agreement has been entered upon;
 - b) Demolition of any superstructure(s) on the Said Property;
 - c) Proposed constructions (s) of New Building (s);
 - d) Additions, revisions and alterations renewals, regularization to the proposed New Buildings.
 - e) Obtaining permanent or temporary service connections of water-supply, drainage, sewerage and electricity.
2. To apply for and obtain sanction of the building plan in respect of the Said Property and to further apply for and obtain any modification or alterations thereto from time to time and at all times hereafter.
 3. To apply for quotas, entitlements and other allocations for cement, steel, bricks and any other building material that may be required, for and on behalf of the owners/principals for construction of the New Building on the Said Property.
 4. To sign and execute all plans, sketches, maps, declarations, forms, petitions, letters or any other documents relating to or in connection with applying for and obtaining sanction of plan in respect of the Said Property.
 5. To obtain delivery of the sanction plan from the Asansol Municipal Corporation [AMC] or any other authority or authorities.
 6. to enter upon the Said Property with men and material as may be required for the purpose of development work and erect the new buildings as per the building plans to be sanctioned

Mahadeo Shaw
 Usmida Devi Bhalotra
 Shyam Narayan Bhalotra

For, Devashipi Estate Developers Pvt. Ltd

Director

Bhalotra

7. To apply for and obtain necessary permissions, and/or approvals and/or sanctions from any statutory authority including the Corporation/Municipality/Zila Parishad/ Gram Panchayat, Fire Services Department, Government of West Bengal, Asanol-Durgapur Police, ADDA (Asansol & Durgapur Development authority), West Bengal Police, West Bengal Pollution Control Board / Environment Department, Airports Authority of India, Bharat Sanchar Nigam Ltd., and all other statutory authority or body.
8. To appear and represent the Principal before the necessary authorities including the Asansol Municipal Corporation/Municipality/Zila Parishad/ Panchayat, Fire Services Department, Government of West Bengal, West Bengal Police, West Bengal Pollution Control Board / Environment Department, Airports Authority of India, Bharat Sanchar Nigam Ltd., and all other statutory authority or body in connection with the sanction, modification and/or alteration of plans.
9. To pay fees to obtain sanction or modification and such other orders and permissions from the necessary authorities as be expedient for sanction, modification and/or alteration of the sanctioned plans and submit all the papers and documents as may be required by the necessary authorities and to appoint Engineers, Architects and other Agents, contractors and sub-contractors for the aforesaid purposes as the Attorneys shall think fit and proper.
10. To receive the excess amount of fees, if any, paid for the purpose of sanction, modification and/or alteration of the Plans to any authority or authorities.
11. 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 disconnected the same and

Mahadeo Shaw
 Ummila Devi Braletia
 12/09/2019 10:00:00 AM

For, Devashilpi Estate Developers Pvt. Ltd.
 Director
 G. Shalcut

for that purpose to sign, execute and submit all papers, applications, documents and plans and to do all other acts, deeds and things as may be deemed fit and proper by the said Attorneys.

12. To pay all rates, taxes, charges, expenses and other outgoings whatsoever payable for and on account of the Said Property or any part thereof.
13. To appear and represent us before all authorities including Asansol Municipal Corporation for fixation and/or finalization of the annual valuation of the Said Property and for that purpose to sign, execute and submit necessary papers and documents and to do all acts, deeds and things as the Attorneys may deem fit and proper.
14. Subject to the to the written consent obtained from the respective Owners, The Developer shall have the right and authorities to arrange for financing of the project (Project Finance) from any Banks and/or Financial Institutions for construction and completion of the project upon such terms and conditions as may be applicable. Such finance may be secured by mortgaging the respective Owners land in favour of any bank / financial institution by deposit of original title deeds of the said project land by way of Equitable Mortgage and/or by executing Simple Mortgage and/or by creating registered mortgage. Further, the developer shall create charge in respect of its share of revenue or allocation in the project without creating any charge/ liability in respect of Owner's share of revenue or Owner's allocation in the project. Further, the Developer may execute any document or documents in furtherance of the above objective, including executing letter evidencing deposit of title deeds, confirmation of deposited title deeds, deliver the title deeds and to receive back the title deeds, etc.
15. To insure the New Buildings and fittings and fixtures against damages, fire, tempest, riots, civil commotion, floods, earthquakes, bomb blasts, malicious

Mahadeo Shaw.

Vernika Devi Dhaletia

Prasanna Venkatesh Babu

7

For, Devashilpi Estate Developers Pvt. Ltd.

S. Shalini

Director

damage or destruction and against other risks as the Developer may think sufficient to protect the interest of all concerned therein.

16. To collect advance / payment from the intending purchaser against sale/lease of the proposed constructed areas in the proposed New Buildings and issue receipt thereof. And will deposit the amount to the principals bank account as per the ratio mentioned in the Development Agreement being no 4726 dated 03.09.2019.

17 To ask for, receive and recover from all the Purchasers/Lessees and Transferees of Flats/Units/Row Houses GST for maintenance and all the other charges and also on non-payment thereof to enter upon and restrain and/or take legal steps for the recovery thereof.

18 To engage Advocates and to commence, prosecute, enforce, defend, answer and oppose all actions and other legal proceedings and demands touching any of the matters concerning construction on the Said Property or any part thereof and if thought fit to compromise settle, refer to arbitration, abandon, submit to judgment or become non - suited in any such action proceedings aforesaid before any Court, Civil or Criminal Tribunal or Revenue including the Rent Controller.

19 To Deposit and withdraw fees, documents and money in and from any Court or Courts and /or any other person or Authority and give valid receipts and discharges therefore.

20 To sign, declare and/or affirm any plaint, written statement, petition, affidavit, verification, and vakalatnama, warrant of attorney, Memo of Appeal or any other documents or papers in any proceedings or in any way connected therewith.

21 To file appeals, references, revisions and appear and represent before the competent authorities in respect of any matter relating to the Said Property:

Mahadeo Show
Uxunila Devi Bhattacharya
For Mahadeo

8

For, Devashilpi Estate Developers Pvt. Ltd.
G Bhattacharya
Director

22. To make and sign necessary application or pursue and follow up all applications already made and/or to be made to the appropriate Government Department, Local authority or other competent authorities including appropriate authorities under the West Bengal (Regulation of Promotion of Construction And Transfer by Promoters) Act, 1995 and the Urban Land (Ceiling & Regulation) Act, 1976 for all and any licenses, registrations, permissions and consents required by any act order statutory instruments regulations by laws or otherwise in connection with the Said Property in pursuance of the Map/Plan to be sanctioned and make payment of all charges and fees therefore and recovery of compensation, if any.
23. The Attorney may applied for and appear for hearing in connection with the Registration from West Bengal Housing Industry Regulatory authority (WBHIRA) for the said project.
24. For all or any of the purposes hereinbefore stated to appear and represent us before all authorities having jurisdiction and to sign, execute and submit papers and documents.
25. To file application before the sub-registrar/Additional District Sub-Registrar/District Sub-Registrar of Assurance for registration of Deeds and documents through "Commission" as per law.
26. To sign, execute and register and to appear before the Sub registrar/Additional District Sub-Registrar/District Sub-Registrar/Registrar of Assurance to register any Agreement (s) or documents/Deeds.
27. To present such agreement or Deeds conveyances for registration before the registering authority and admit execution thereof as if the same is executed by the Principals.

Makalad Shaw

Wimila Devi Bhalatia

Pranav Kumar Bhalatia

9


For, Devashilpi Estate Developers Pvt. Ltd.

R. Bhalatia

Director

28. To delegate such of the powers as the Attorneys in their absolute discretion shall think fit and proper to any of its officers and upon such delegation this power of attorney shall be deemed to have been granted by the Principals in favour of the said delegate or delegates as the case may be.
29. We authorize Attorney to indemnify any third party from any claim which may arise against the third party because of reliance on this power of Attorney.
30. We the Principals/Owners will not be responsible in any case for any claim of the third party in connection with this Power of Attorney.
31. This document shall be constructed and interpreted as a Development Power of Attorney after Registered Development Agreement and my agent shall have full authority to act. On behalf in relation to the schedule mentioned property.

AND GENERALLY to do all acts, deeds and things, which are necessary for developing the Said Property in the manner aforesaid fully and effectively, and acts incidental and ancillary thereto **AND** the **PRINCIPAL** hereby agree to ratify and confirm all and whatsoever the **ATTORNEYS** shall do, execute or perform or cause to be done executed or performed in connection with the development of the Said Property in terms of the Development Agreement.

 AND this Power of Attorney is revocable in nature.

AND it is clarified that the terms and expressions used herein shall, unless there is something contrary or repugnant to the subject or context, have the meanings assigned to them in the Development Agreement.

Maha Deo Shau,
 Mumila Devi Bhadola
 Singhamonjog Bhadola

For, Devashipi Estate Developers Pvt. Ltd.

Director

Rshaletra

**THE FIRST SCHEDULE ABOVE REFERRED TO:
 THE SAID LAND**

ALL THAT the pieces and parcel of land containing an area of 60.17**decimal** equivalent of 1.82 **Bighas** be the same a little more or less situatelying at various R.S.Dags 38 & 48 and L.R Dags 48 & 50 of Mouza Searsole,(J.L.No 17) A.D.S.R Raniganj, Police Station Raniganj, under AsansolMunicipal Corporation in the District of Paschim Bardhaman, in L.R Khatian No.208, 8431 & 8432.

FIRST SCHEDULE				
MOUZA - SEARSOLE				
SAID LAND ACQUISITION STATUS				
R.S. DAG No.	L.R. DAG No.	CLASS OF LAND	TOTAL LAND AREA OF THE PLOT (DECIMAL)	LAND AREA PROVIDED BY OWNERS (DECIMAL)
38	48	BAID	70.00 Dec.	39.57 Dec
40	50	BAID	336.00 Dec.	20.60 Dec
TOTAL		DECIMAL		60.17 Dec

IN TOTAL 60.17(SIXTY POINT ONE SEVEN) DECIMALS/SATAKS of the aforesaid land delineated in the Plan attached herewith, should be treated as part of this Agreement the said land butted and bounded as detailed below:

On the North:	Land of Others
On the South:	G T ROAD,
On the East:	Land of Others
On the West:	Land of Robi Mondal

The finger print, of both the hands of the parties are taken on a separate sheet (bond) and annexed herewith which should be treated as part of this Agreement.

IN WITNESS WHEREOF, THE PRINCIPALS HAVE THIS DAY EXECUTED THIS GENERAL POWER OF ATTORNEY AT KOLKATA ON THE DATE, MONTH AND YEAR FIRST ABOVE MENTIONED

1. Ranjit Mishra
S/o Sri Arabinde Mishra
Scansole, P.O. Scansole Rybari
P.S. Raniganj, Dist. Burdwan
Panno. 713358 (U.B.)
1. Mahadeo Shaw,
2. Urmila Devi Bhaletia
3. Shyammarayan Bhaletia
2. Amit Kumar Shaw
S/o Sri Mahadeo Shaw
Dr. J. C. Ghosh Road
Po - Raniganj 713347
Dist - Pachim Burdwan

SIGNATURE OF THE PRINCIPALS

Drafted by me
Bablu Mahato
Advocate
Enrolment No. #/207/956/2012


For, Devashilpi Estate Developers Pvt. Ltd.

[Signature]

Director

SIGNATURE OF THE ATTORNEY

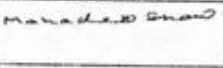
स्थायी लेखा संख्या /PERMANENT ACCOUNT NUMBER
AKOPS3477K



नाम /NAME
MAHADEO SHAW

पिता का नाम /FATHER'S NAME
HIRALAL SHAW

जन्म तिथि /DATE OF BIRTH
30-01-1948

हस्ताक्षर /SIGNATURE


B. Das
आयकर आयुक्त, प.सं.-XI
COMMISSIONER OF INCOME-TAX, W.B. - XI

Mahadeo Shaw



ELECTION COMMISSION OF INDIA

ভারতের নির্বাচন কমিশন

IDENTITY CARD

পরিচয় পত্র

WB/38/261/528043



Elector's Name : Shaw Mahadeb
নির্বাচকের নাম : সাউ মহাদেব

Father/Mother/
Husband's Name : Hiralal

পিতা/মাতা/স্বামীর নাম : হিরালাল

Sex : Male
লিঙ্গ : পুরুষ

Age as on 1.1.1995 : 46
১.১.১৯৯৫ -এ বয়স : ৪৬

Mahadeo Shaw



ভারত সরকার

Government of India



মহাদেব শাউ
Mahadeo Shaw
পিতা : হীরামাল শাউ
Father : HIRA LAL SHAW

জন্মতারিখ/DOB: 30/01/1948
পুলক / Male



6232 6368 6521

আধার - সাধারণ মানুষের অধিকার

Mahadeo Shaw



भारत सरकार
GOVERNMENT OF INDIA



उर्मिला देवी भालोटिया
Urmila Devi Bhalotia

जन्म वर्ष / Year of Birth : 1955
महिला / Female



8120 6884 6855

आधार – आम आदमी का अधिकार

Urmila Devi Bhalotia



भारतीय विशिष्ट पहचान प्राधिकरण
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

पता: W/O श्याम नारायण भालोटिया,
करनानी एस्टेट, सुइते नो- ५०, २^नद फ्लूर,
२०९, अ.ज.क. बोस रोड, सिंचुस अवेन्यू
स.ओ. कोलकाता, वेस्ट बंगाल, 700017

Address: W/O Shyam Narayan
Bhalotia, KARNANI ESTATE,
SUITE NO- 50, 2ND FLOOR, 209,
A.J.C. BOSE ROAD, Circus
Avenue S.O, Circus Avenue,
Kolkata, West Bengal, 700017



1947
1800 180 1947



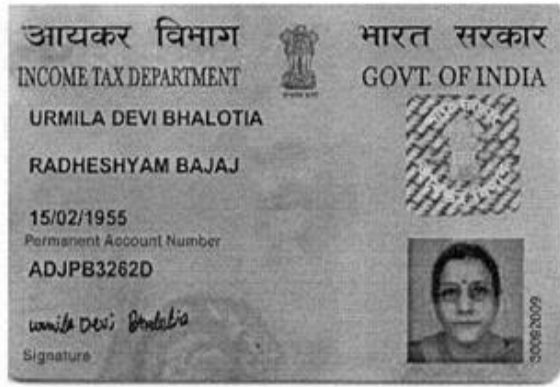
help@uidai.gov.in

WWW

www.uidai.gov.in



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



Urmila Devi Bhalotia



ভারতের নির্বাচন কমিশন
পরিচয় পত্র
ELECTION COMMISSION OF INDIA
IDENTITY CARD

ROQ2364248



নির্বাচকের নাম : উর্মিলা দেবী
Elector's Name : Urmila Devi Bhalotia
স্বামীর নাম : শ্যাম নারায়ন
Husband's Name : Shyam Narayan Bhalotia
লিঙ্গ/Sex : স্ত্রী/F
জন্ম তারিখ : 15/02/1955
Date of Birth : 15/02/1955

Urmila Devi Bhalotia

ROQ2364248

ঠিকানা:

18, T-9/2C, ডায়ামন্ড সিটি পশ্চিম, হো - চি - মিন সরানি,
কোলকাতা মিউনিসিপাল কর্পোরেশন, ঠাকুরপুকুর,
কোলকাতা-700061

Address:

18, T-9/2C, DIAMOND CITY WEST, HO -
CHI - MINH SARANI, KOLKATA
MUNICIPAL CORPORATION,
THAKURPUKUR, KOLKATA-700061

Date: 10/01/2013

154-বেহালা পশ্চিম নির্বাচন কেন্দ্রের নির্বাচক নিবন্ধন
অধিকারিকের স্বাক্ষরের অনুকৃতি
Facsimile Signature of the Electoral
Registration Officer for
154-Behala Paschim Constituency

টিকার পরিবর্তন হলে নতুন ঠিকানের ক্ষেত্রে পিঠে লেখা যোগ্য নং একটি
নতুন লেখা সঠিক পরিচয়পত্র পাওয়ার জন্য নির্ধারিত ফর্মে এই
পরিচয়পত্রের নথিটি উল্লেখ করুন।

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.

2/6/09/2



भारत सरकार
GOVERNMENT OF INDIA



श्याम नारायण भालोटिया
Shyam Narayan Bhalotia
जन्म वर्ष / Year of Birth : 1949
पुरुष / Male



4896 8614 9262

आधार – आम आदमी का अधिकार

Shyam Narayan Bhalotia



भारतीय विशिष्ट पहचान प्राधिकरण
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

पता:
S/O शिवकरण दास भालोटिया,
सुइट न-५०, करनानी एस्टेट, २०९
फ्लोर, २०९, ए.जे.सि. बोस रोड,
सर्कस अवेन्यु एस.ओ, कोलकाता,
वेस्त बंगाल, 700017

Address:
S/O Shiwkaran Das Bhalotia,
SUITE NO-50, KARNANI
ESTATE, 2ND FLOOR, 209,
A.J.C. BOSE ROAD, Circus
Avenue S.O, Circus Avenue,
Kolkata, West Bengal,
700017

1947
1800 180 1947

help@uidai.gov.in

www.uidai.gov.in

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


 ভারতের নির্বাচন কমিশন
 পরিচয় পত্র
 ELECTION COMMISSION OF INDIA
 IDENTITY CARD

ROQ2364578





নির্বাচকের নাম : শ্যাম নারায়ন
 ভালোটিয়া
 Elector's Name : Shyam Narayan
 Bhalotia
 পিতার নাম : শিকরন দাস
 ভালোটিয়া
 Father's Name : Shikaran Das Bhalotia
 লিঙ্গ/Sex : পুং/ M
 জন্ম তারিখ
 Date of Birth : 28/12/1949

Shyam Narayan Bhalotia

ROQ2364578

ঠিকানা:
 T-9, FLT-2C, ডায়মন্ড সিটি পশ্চিম, 18, হো - চি - মিন
 সরানি, কোলকাতা মিউনিসিপাল কর্পোরেশন, ঠাকুরপুকুর,
 কোলকাতা- 700061

Address:
 T-9, FLT-2C, DIAMOND CITY WEST,
 18, HO - CHI - MINH SARANI, KOLKATA
 MUNICIPAL CORPORATION,
 THAKURPUKUR, KOLKATA- 700061

Date: 18/01/2013 

154-বেহালা পশ্চিম নির্বাচন কেন্দ্রের নির্বাচক নিবন্ধন
 অফিসারের স্বাক্ষরে অনুমোদিত
 Facsimile Signature of the Electoral
 Registration Officer for
 154-Behala Paschim Constituency

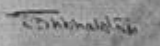
ঠিকানা পরিবর্তন হলে নতুন ঠিকানায় যেটির সিলেট নম্বর দেয়া ৩ মাসের
 মধ্যে নতুন ঠিকানা পরিবর্তন পত্রের মাধ্যমে জন্ম সিলেট নম্বর এই
 সিলেটপত্রের সফটকপি উত্তোলন করুন।
 In case of change in address mention this Card No.
 in the relevant Form for including your name in the
 roll at the changed address and to obtain the card
 with same number.

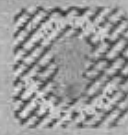

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

SHYAM NARAYAN BHALOTIA
SHIWKARAN DAS BHALOTIA

28/12/1949
 Permanent Account Number
ADEPB5474A


 Signature

01002013

Shyam Narayan Bhalotia

इस कार्ड के खोने / खोने पर कृपया सूचित करें / नोट करें :
 आयकर पैन सेवा इकाई, एन एस डी यूएन
 तीसरे मंजिल, साफ़ायर चेंबर,
 नज़र टेलिफोन एक्सचेंज के नजदीक,
 बानेर, पुणे - 411 045.

If this card is lost / someone's lost card is found,
 please inform / return to :
 Income Tax PAN Services Unit, NSDL
 3rd Floor, Sapphire Chambers,
 Near Baner Telephone Exchange,
 Baner, Pune - 411 045.

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

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

स्थायी लेखा संख्या कार्ड
Permanent Account Number Card

AACCD8997N

नाम / Name
DEVASHILPI ESTATE DEVELOPERS
PRIVATE LIMITED

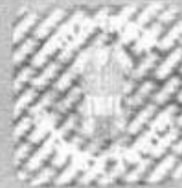


27042019

निगमन/गठन की तारीख
Date Of Incorporation/Formation
10/08/2008

इस कार्ड के खोने/पाने पर कृपया सूचित करें/लौटार्एं:

आयकर पैन सेवा इकाई, एन एस डी एल
चौथी मंजिल, मंत्री स्टर्लिंग,
प्लॉट नं. 341, सर्वे नं. 997/8,
मॉडल कॉलोनी, दीप बंगला चौक के पास,
पुणे - 411 016.



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

Income Tax PAN Services Unit, NSDL
4th Floor, Mantri Sterling,
Plot No. 341, Survey No. 997/8,
Model Colony, Near Deep Bungalow Chowk,
Pune - 411 016.

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

For, Devashilpi Estate Developers Pvt. Ltd.

Director

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

SACHIN KUMAR BHALOTIA
SHYAM NARAYAN BHALOTIA

08/12/1976
Permanent Account Number
AFTP88896B

S. Bhalotia
Signature



06-1102006

For, Devashilpi Estate Developers Pvt. Ltd.

S. Bhalotia

Director



ভারতের নির্বাচন কমিশন
পরিচয় পত্র
ELECTION COMMISSION OF INDIA
IDENTITY CARD

ROQ2364586



নির্বাচকের নাম : শচীন কুমার
ভালোটিয়া
Elector's Name : Sachin Kumar Bhalotia
পিতার নাম : শ্যাম নারায়ন
Father's Name : Shyam Narayan
Bhalotia
ইঙ্গ/Scx : পুং M
জন্ম তারিখ
Date of Birth : 08/12/1976

For, Devashilpi Estate Developers Pvt. Ltd.

S. Bhalotia

Director

ROQ2364586

ঠিকানা:
T-6,FLT-9G, ডায়মন্ড সিটি পশ্চিম, 18,HO - চি - মিনহ সারানি, কলকাতা
মুন্সিপ্যাল কর্পোরেশন, কলকাতা-700061

Address:
T-6,FLT-9G, DIAMOND CITY WEST,
18,HO - CHI - MINH SARANI, KOLKATA
MUNICIPAL CORPORATION,
THAKURPUKUR, KOLKATA- 700061

Date: 18/01/2013

154-বেহালা পশ্চিম নির্বাচন কেন্দ্রে নির্বাচন নিয়ন্ত্রণ
অফিসারের ফ্যাক্সিমেইল স্বাক্ষর
Facsimile Signature of the Electoral
Registration Officer for
154-Behala Paschim Constituency

কিছু পরিবর্তন হলে লগ্ন উভয় দলের দিলি ইংস কোল ১-০০১
স্বাক্ষর লগ্ন স্বাক্ষর পরিবর্তন স্বাক্ষর লগ্ন ১৫৪ স্বাক্ষর লগ্ন
পরিবর্তন স্বাক্ষর লগ্ন স্বাক্ষর লগ্ন
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.

29/09/19



भारत सरकार
GOVERNMENT OF INDIA



सचिन कुमार भालोटिया
Sachin Kumar Bhalotia
जन्म वर्ष / Year of Birth : 1976
पुरुष / Male



2177 9563 9759

आधार – आम आदमी का अधिकार

For, Devashilpi Estate Developers Pvt. Ltd.

Director



भारतीय विशिष्ट पहचान प्राधिकरण
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

पता: S/O श्याम नारायण भालोटिया,
करनानी एस्टेट, सुट न- ५०, फ्लोर- २ न्ड,
२०९, ए. जे. सि बोस रोड, कोलकाता,
मर्कास अवेनुए एस.ओ, कोलकाता, वेस्त
बंगाल, 700017

Address: S/O Shyam Narayan
Bhalotia, KARNANI ESTATE,
SUITE NO- 50, FLOOR- 2 ND,
209, A. J. C BOSE ROAD,
KOLKATA, Circus Avenue S.O,
Circus Avenue, Kolkata, West
Bengal, 700017



1947
1800 180 1947



help@uidai.gov.in



www.uidai.gov.in



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



ভারত সরকার

Government of India



রঞ্জিত মিশ্র

Ranjit Mishra

পিতা : অরবিন্দ মিশ্র

Father : Arabinda Mishra

মন্ডতারিখ/DOB: 14/01/1981

পুরুষ / Male



5516 0728 2514

আধার - সাধারণ মানুষের অধিকার



আধার

ঠিকানা: বাবু পাড়া, সিরাজগঞ্জ
সিরাজগঞ্জ জেলাশাসক, হাটীপাড়া (এম)
সেয়ারসোল জেলাশাসক, বর্ধমান
পশ্চিম বঙ্গ,

ভারতীয় বিশিষ্ট পরিচয় প্রাধিকরণ

Unique Identification Authority of India

Address: BABU PARA,
SEARSOLE, SEARSOLE
RAJBARI, Raniganj (m),
Searsole Rajbari,
Barddhaman, West Bengal,
713358

5516 0728 2514

1947
1800 300 1947

help@uidai.gov.in

www.uidai.gov.in

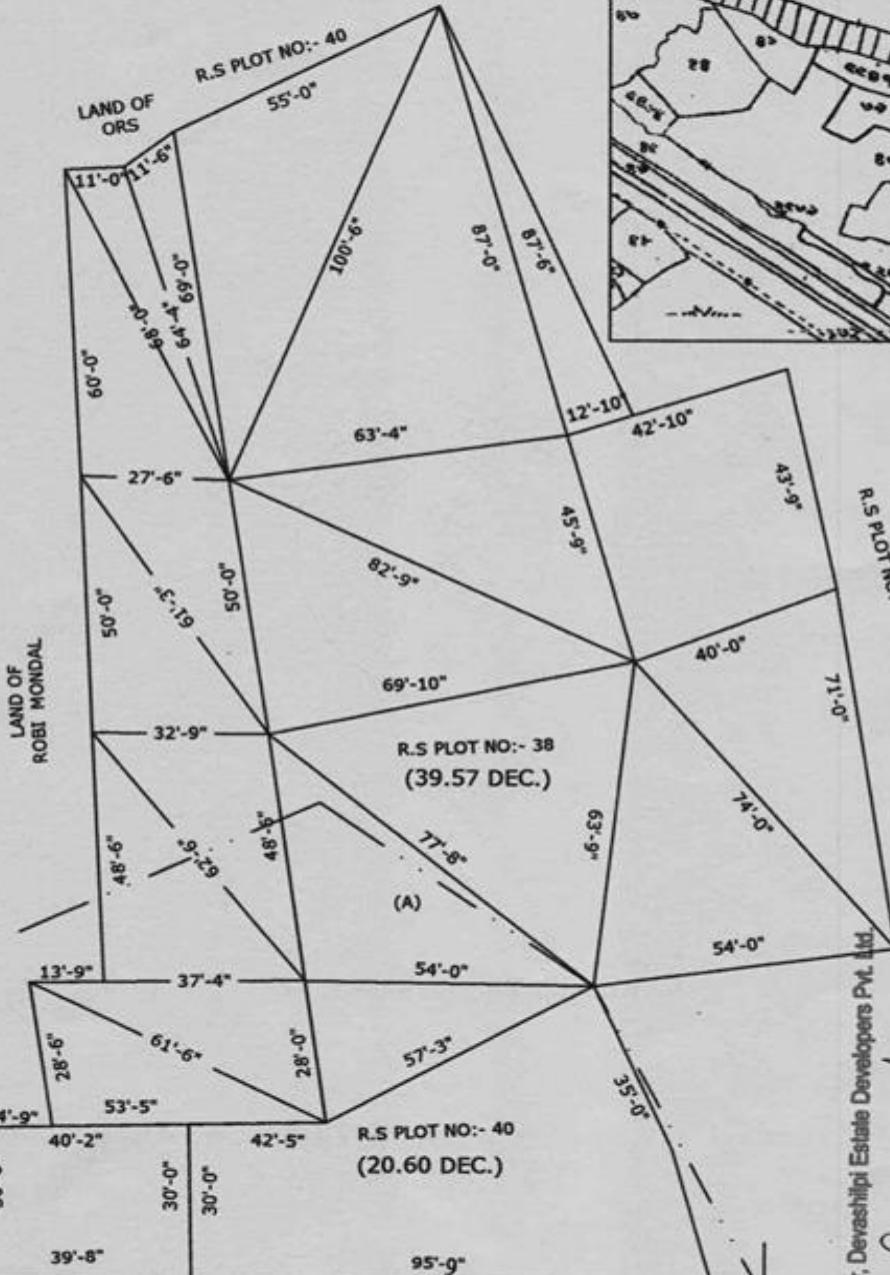
Ranjit Mishra

**PLAN SHOWING IN MOUZA SEARSOLE J.L NO:-17 R.S PLOT
NO:- 38 & 40 L.R PLOT NO:- 48 & 50 P.S:- RANIGANJ
DIST:- PASCHIM BARDHAMAN SCALE:-1"=32'-0"**

LAND MEASURING AREA:-
39.57 DEC. WITHIN R.S PLOT NO:-38 & L.R PLOT NO:- 48
LAND MEASURING AREA:-
20.60 DEC. WITHIN R.S PLOT NO:-40 & L.R PLOT NO:- 50

OWNER OF THE LAND/-PRINCIPALS
1) MAHADEB SHAW S/O LATE HIRALAL SHAW
2) URMILA DEVI BHALOTIA W/O SHYAM NARAYAN BHALOTIA
3) SHYAM NARAYAN BHALOTIA S/O SHIWKARAN DAS BHALOTIA

ATTORNEY
M/S DEVASHILPI ESTATE DEVELOPERS PVT. LTD.
REPRESENTED BY:- (DIRECTOR)
SACHIN KUMAR BHALOTIA



MOUZA MAP

For, Devashilpi Estate Developers Pvt. Ltd.
Sachin Kumar Bhalotia
Director
Mahadeo Shaw
Urmila Devi Bhalotia
Shyam Narayan Bhalotia

DAYAMOY MONDAL
LAND SURVEYOR
Reg.No.W.B./K-536/2004
BALLAVPUR, RANIGANJ
AUG 19 P 42

Thumb

littlefinger to fore finger

Left Hand



Thumb

fore finger to littlefinger

Right Hand



For, Devaship... State Developers Pvt. Ltd.

S. Bhalotia

Director

Finger Print attested by me:

S. Bhalotia

Thumb

littlefinger to forefinger

Left Hand



Director



Thumb

fore finger to littlefinger

Right Hand



Mahadeo Shaw

Finger Print attested by me:

Mahadeo Shaw

Thumb

littlefinger to forefinger

Left Hand



Thumb

fore finger to littlefinger

Right Hand



urmila

Devi Bhalotia

Finger Print attested by me:

urmila Devi Bhalotia

Thumb

littlefinger to forefinger

Left Hand



Thumb

fore finger to littlefinger

Right Hand



S. Bhalotia

Finger Print attested by me:

*S. Bhalotia
Charan Narayan Bhalotia*

Major Information of the Deed






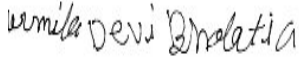



Deed No :	I-0204-04751/2019	Date of Registration	04/09/2019
Query No / Year	0204-1000195679/2019	Office where deed is registered	
Query Date	04/09/2019 12:36:49 PM	A.D.S.R. RANIGANJ, District: Burdwan	
Applicant Name, Address & Other Details	M Shaw Raniganj,Thana : Raniganj, District : Burdwan, WEST BENGAL, Mobile No. : 9434390398, Status :Attorney of Executant		
Transaction		Additional Transaction	
[0138] Sale, Development Power of Attorney after Registered Development Agreement			
Set Forth value		Market Value	
Rs. 3,00,00,100/-		Rs. 3,00,00,100/-	
Stampduty Paid(SD)		Registration Fee Paid	
Rs. 100/- (Article:48(g))		Rs. 7/- (Article:E)	
Remarks	Development Power of Attorney after Registered Development Agreement of [Deed No/Year]:- 020404726/2019 Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :

District: Burdwan, P.S:- Raniganj, Municipality: RANIGANJ, Road: G.T.Road, Road Zone : (Nichu More -- Nigha) ,
Mouza: Searsole, Pin Code : 713358

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-48	LR-208	Vastu	Baid	39.57 Dec	1,90,00,100/-	1,90,00,100/-	Width of Approach Road: 150 Ft., Adjacent to Metal Road, , Project Name :
L3	LR-50	LR-8431	Vastu	Baid	20.6 Dec	1,10,00,000/-	1,10,00,000/-	Width of Approach Road: 150 Ft., Adjacent to Metal Road, , Project Name :
		TOTAL :			60.17Dec	300,00,100 /-	300,00,100 /-	
	Grand Total :				60.17Dec	300,00,100 /-	300,00,100 /-	




Principal Details :

SI No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Mr MAHADEO SHAW (Presentant) Son of Late HIRALAL SHAW Executed by: Self, Date of Execution: 04/09/2019 , Admitted by: Self, Date of Admission: 04/09/2019 ,Place : Office	 04/09/2019	 LTI 04/09/2019	 04/09/2019
DR, G.C. GHOSH ROAD, RANIGANJ, P.O:- RANIGANJ, P.S:- Raniganj, Raniganj, District:-Burdwan, West Bengal, India, PIN - 713347 Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: India, PAN No.:: AKOPS3477K, Aadhaar No: 62xxxxxxxx6521, Status :Individual, Executed by: Self, Date of Execution: 04/09/2019 , Admitted by: Self, Date of Admission: 04/09/2019 ,Place : Office				
2	Name	Photo	Finger Print	Signature
	Mrs URMILA DEVI BHALOTIA Wife of Shri SHYAM NARAYAN BHALOTIA Executed by: Self, Date of Execution: 04/09/2019 , Admitted by: Self, Date of Admission: 04/09/2019 ,Place : Office	 04/09/2019	 LTI 04/09/2019	 04/09/2019
SUIT NO. 50, 2ND FLOOR KARNANI ESTATE, 209 A.J.C., P.O:- CIRCUS AVEBUE, P.S:- Beniapukur, District:-Kolkata, West Bengal, India, PIN - 700017 Sex: Female, By Caste: Hindu, Occupation: Others, Citizen of: India, PAN No.:: ADJPB3262D, Aadhaar No: 81xxxxxxxx6855, Status :Individual, Executed by: Self, Date of Execution: 04/09/2019 , Admitted by: Self, Date of Admission: 04/09/2019 ,Place : Office				
3	Name	Photo	Finger Print	Signature
	Mr SHYAM NARAYAN BHALOTIA Son of Late SHIWKARAN DAS BHALOTIA Executed by: Self, Date of Execution: 04/09/2019 , Admitted by: Self, Date of Admission: 04/09/2019 ,Place : Office	 04/09/2019	 LTI 04/09/2019	 04/09/2019
SUIT NO. 50, 2ND FLOOR KARNANI ESTATE, 209 A.J.C., P.O:- CIRCUS AVENUE, P.S:- Beniapukur, District:-Kolkata, West Bengal, India, PIN - 700017 Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: India, PAN No.:: ADEPB5474A, Aadhaar No: 48xxxxxxxx9262, Status :Individual, Executed by: Self, Date of Execution: 04/09/2019 , Admitted by: Self, Date of Admission: 04/09/2019 ,Place : Office				



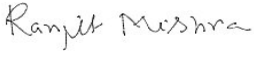
Attorney Details :

SI No	Name,Address,Photo,Finger print and Signature
1	DEVASHILPI ESTATE DEVELOPERS PRIVATE LIMITED 209, A.J.C. BOSE ROAD, KARNANI,SUIT NO. 50,, P.O:- CIRCUS AVENUE, P.S:- Beniapukur, District:-Kolkata, West Bengal, India, PIN - 700017 , PAN No.:: AACCD8997N,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

Representative Details :

SI No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Mr SACHIN KUMAR BHALOTIA Son of Shri SHYAM NARAYAN BHALOTIA Date of Execution - 04/09/2019, , Admitted by: Self, Date of Admission: 04/09/2019, Place of Admission of Execution: Office			
		Sep 4 2019 3:44PM	LTI 04/09/2019	04/09/2019
	SUIT NO. 50, 2ND FLOOR KARNANI ESTATE, 209 A.J.C. BOSE ROAD,, P.O:- CIRCUS AVENUE, P.S:- Beniapukur, District:-Kolkata, West Bengal, India, PIN - 700017, Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: India, , PAN No.:: AFTPB8896B, Aadhaar No: 21xxxxxxxx9759 Status : Representative, Representative of : DEVASHILPI ESTATE DEVELOPERS PRIVATE LIMITED (as DIRECTOR)			

Identifier Details :

Name	Photo	Finger Print	Signature
Mr Ranjit Mishra Son of Mr Arabinda Mishra Searsole, P.O:- Searsole Rajbari, P.S:- Raniganj, District:-Burdwan, West Bengal, India, PIN - 713358			
	04/09/2019	04/09/2019	04/09/2019
Identifier Of Mr MAHADEO SHAW, Mrs URMILA DEVI BHALOTIA, Mr SHYAM NARAYAN BHALOTIA, Mr SACHIN KUMAR BHALOTIA			

Transfer of property for L1		
Sl.No	From	To. with area (Name-Area)
1	Mr MAHADEO SHAW	DEVASHILPI ESTATE DEVELOPERS PRIVATE LIMITED-28 Dec
2	Mrs URMILA DEVI BHALOTIA	DEVASHILPI ESTATE DEVELOPERS PRIVATE LIMITED-11.57 Dec
Transfer of property for L3		
Sl.No	From	To. with area (Name-Area)
1	Mr MAHADEO SHAW	DEVASHILPI ESTATE DEVELOPERS PRIVATE LIMITED-14 Dec
2	Mrs URMILA DEVI BHALOTIA	DEVASHILPI ESTATE DEVELOPERS PRIVATE LIMITED-3.8 Dec
3	Mr SHYAM NARAYAN BHALOTIA	DEVASHILPI ESTATE DEVELOPERS PRIVATE LIMITED-2.8 Dec

Land Details as per Land Record

District: Burdwan, P.S:- Raniganj, Municipality: RANIGANJ, Road: G.T.Road, Road Zone : (Nichu More -- Nigha) ,
Mouza: Searsole, Pin Code : 713358

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 48, LR Khatian No:- 208	Owner:মহাদেও সাউ, Gurdian:হীরালাল , Address:নিজ , Classification:বাইদ, Area:0.28000000 Acre,	Owner Name not selected by applicant.
L3	LR Plot No:- 50, LR Khatian No:- 8431	Owner:উর্মিলা দেবী ভালোটিয়া, Gurdian:শ্যামনারায়ন , Address:এ.জে.সি বোস রোড, কোল-৭০০০১৭ , Classification:বাইদ, Area:0.03000000 Acre,	Owner Name not selected by applicant.

Endorsement For Deed Number : I - 020404751 / 2019

On 04-09-2019

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

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

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

Presented for registration at 14:23 hrs on 04-09-2019, at the Office of the A.D.S.R. RANIGANJ by Mr MAHADEO SHAW , 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 3,00,00,100/-

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

Execution is admitted on 04/09/2019 by 1. Mr MAHADEO SHAW, Son of Late HIRALAL SHAW, DR, G.C. GHOSH ROAD, RANIGANJ, P.O: RANIGANJ, Thana: Raniganj, , City/Town: RANIGANJ, Burdwan, WEST BENGAL, India, PIN - 713347, by caste Hindu, by Profession Others, 2. Mrs URMILA DEVI BHALOTIA, Wife of Shri SHYAM NARAYAN BHALOTIA, SUIT NO. 50, 2ND FLOOR KARNANI ESTATE, 209 A.J.C., P.O: CIRCUS AVEBUE, Thana: Beniapur, , Kolkata, WEST BENGAL, India, PIN - 700017, by caste Hindu, by Profession Others, 3. Mr SHYAM NARAYAN BHALOTIA, Son of Late SHIWKARAN DAS BHALOTIA, SUIT NO. 50, 2ND FLOOR KARNANI ESTATE, 209 A.J.C., P.O: CIRCUS AVENUE, Thana: Beniapur, , Kolkata, WEST BENGAL, India, PIN - 700017, by caste Hindu, by Profession Others

Indetified by Mr Ranjit Mishra, , , Son of Mr Arabinda Mishra, Searsole, P.O: Searsole Rajbari, Thana: Raniganj, , Burdwan, WEST BENGAL, India, PIN - 713358, by caste Hindu, by profession Others

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

Execution is admitted on 04-09-2019 by Mr SACHIN KUMAR BHALOTIA, DIRECTOR, DEVASHILPI ESTATE DEVELOPERS PRIVATE LIMITED, 209, A.J.C. BOSE ROAD, KARNANI, SUIT NO. 50,, P.O:- CIRCUS AVENUE, P.S:- Beniapur, District:-Kolkata, West Bengal, India, PIN - 700017

Indetified by Mr Ranjit Mishra, , , Son of Mr Arabinda Mishra, Searsole, P.O: Searsole Rajbari, Thana: Raniganj, , Burdwan, WEST BENGAL, India, PIN - 713358, by caste Hindu, by profession Others

Payment of Fees

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

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 50/- and Stamp Duty paid by Stamp Rs 100/-
Description of Stamp

1. Stamp: Type: Impressed, Serial no 754, Amount: Rs.100/-, Date of Purchase: 27/06/2019, Vendor name: A Chowdhury



AVIJIT SIKDAR
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. RANIGANJ
Burdwan, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 0204-2019, Page from 111348 to 111381

being No 020404751 for the year 2019.



(AVIJIT SIKDAR) 19-09-2019 20:01:07
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. RANIGANJ
West Bengal.

(This document is digitally signed.)