

0003579/2021

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पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

3  
 15.12.21  
 27/3/21  
 8-8-2620803/21

Certified that the document is admitted to registration. The signature sheet/s and the endorsement sheets attached with this document are the part of this document. C. Case No. ... 810 ... D. 15/12/2021

(I) Rs. .... 250/-  
 (II) Rs. .... 300/-  
 Total Rs. ... 550/-

District Sub-Registrar, Realised on ... 15/12/2021 ...  
 Alipore South 24 Pargana

AG 311872  
 D. 15/12/2021  
 D. S. R. I  
 Alipore South 24 Pargana

23 DEC 2021

DEVELOPMENT POWER

KNOW ALL MEN BY THESE PRESENTS that on 15<sup>th</sup> day of December, 2021,

Balaji Chandra Sathukha  
 Alias Balaji Sathukha

Sivangi Towers (P) Ltd  
 Anarjany  
 Director

38801

24 SEP 2021

Rs. **100/-** Date.....

Name:.....

Address:.....

Vendor:.....

Alipur Collectorate, 24 Pgs. (S)  
**SUBHANKAR DAS**  
**STAMP VENDOR**  
Alipur Police Court, Kol-27

Prinal Kanti Maitty.

Advocate  
High Court  
Calcutta

Anant Nathany



2384

**Anvangi Towers (P) Ltd.**

Anant Nathany

Director

(ANANT NATHANY)



2385

Balaji Chandra Sathukta.

Alias Balaji Sathukta.



District Sub-Registrar-I  
Alipora, South 24 Parganas

Alok Kumar Samanta  
80 Lt Abank Samanta  
12/1, Old Post Office Street  
P.O + P.S - Hare Street  
KALKATA - 70001  
OCC - OTHERS

15 DEC 2021

I, SRI BALAI CHANDRA SADHUKHA (Alias SRI BALAI SADHUKHA) (PAN No. BZYP54889K) (AADHAAR No. 7572 0228 2181) (MOBILE No. 6291872731), son of Late Braja Dulal Sadhukha, by Nationality Indian, by Faith Hindu, by Occupation Business, residing at 59C, Kalupara Lane, P.S. Kasba, P.O. Dhakuria, Kolkata - 700 031, District – South 24 Parganas, the PRINCIPAL herein, SEND GREETINGS.

WHEREAS I, the abovementioned PRINCIPAL, is the sole OWNER and possessor of ALL THAT the piece and parcel of land measuring about more or less 10 (Ten) Kathas 1 ( One) Chhatak 36 ( Thirty Six) Sq.ft, including a common passage in the Eastern side, situated at 59, Kalupara Lane, P.O.-Dhakuria, P.S. Kasba, Kolkata- 700031, District- South 24 Parganas, Assessee No. 210910800375, K.M.C. Ward No. 91 which has been morefully described, mentioned and written in the Schedule below and hereafter referred to as the said property.

AND WHEREAS M/S. SHIVANGI TOWERS PVT. LTD, (PAN No. AAOCS4249J), a company incorporated under the provisions of the Indian Companies Act,1956 and having its registered office at 14F, Swinhoe Street, P.O.-Ballygunge, P.S.-Gariahat, Kolkata - 700 019, District – South 24 Parganas, hereinafter also referred to as the Developer Company being represented by one of its Directors SRI ANANT NATHANY, (PAN No. ACRPN7067R), (Aadhaar No. 832523219317), (Mobile No. 98316 56951), son of Sri Rajesh Nathany, by faith-Hindu, by occupation Business, residing at 10A, Ballygunge Circular Road, P.S.- Ballygunge, P.O- Ballygunge, Kolkata- 700 019, District – South 24 Parganas, has agreed to erect and construct a G+4 storied building as per the terms and conditions contained in the Development Agreement Executed on dated 15-02-2021, duly registered in the office of the D.S.R.- I, SOUTH 24 PARGANAS, WEST BENGAL, being No 160100484 for the year, 2021, Book No. 1, Volume No. 1601-2021, Pages from 22320 to 22377.

AND WHEREAS I, the PRINCIPAL abovenamed namely SRI BALAI CHANDRA SADHUKHA (Alias SRI BALAI SADHUKHA) as the absolute Owner of the Scheduled Property, with a view to construct a G+4 storied building through the said Developer Company, find it necessary to execute one register the necessary Development Power of Attorney.

NOW KNOW YE ALL and these presents witnesseth that I, the said SRI BALAI

Balai chandra Sadhukha  
Alias Balai Sadhukha

Shivangi Towers (P) Ltd.

Anant Nathany  
Director



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15 DEC 2021

CHANDRA SADHUKHA (Alias SRI BALAI SADHUKHA) doth hereby nominate, constitute, authorize and appoint the said Developer Company namely **M/S. SHIVANGI TOWERS PVT. LTD.** (PAN No. AAOCS4249J), having its registered office at 14F, Swinhoe Street, P.O.- Ballygunge, P.S.-Gariahat, Kolkata - 700 019, District – South 24 Parganas, represented by one of its Directors **SRI ANANT NATHANY**, (PAN No. ACRPN7067R), (Aadhaar No. 832523219317), (Mobile No. 98316 56951), son of Sri Rajesh Nathany, by faith- Hindu, by occupation Business, residing at 10A, Ballygunge Circular Road, P.S.- Ballygunge, P.O.- Ballygunge, Kolkata- 700 019, District – South 24 Parganas and/or The said Developer Company to Appoint any other officer of the Developer Company to act in terms of this Power of Attorney by passing a Board Resolution in that behalf and such Attorney who as my true and lawful Attorney will do or cause to be done all of the following acts, deeds, matters or things, that is to say:

- 1) **To represent** me, the **PRINCIPAL** before any concerned Authority in connection with the proposed development of the Schedule mentioned property as per the Development Agreement.
- 2) **To appear** before the Kolkata Municipal Corporation, any other authorities, Government Department and / or officers, state executives, Judicial or quasi-Judicial authorities and also before all courts and tribunals, if necessary, for the completion of the constructional work of the G+4 -storied building in all respects and shall be able to sign any paper in that respect.
- 3) **To appear** in connection with any modification of the Sanctioned Plan/s before the K.M.C. with the petition signed by the OWNER.
- 4) **To clear** all outstanding Municipal Taxes and other charges whatsoever payable on account of the said property.
- 5) **To apply** for obtaining steel, bricks, cement and other constructional materials in the name of the **PRINCIPAL** and to sign necessary applications and papers without any liability whatsoever upon the **PRINCIPAL** either financially or otherwise.
- 6) **To enter** into the said premises with contractors, architect and other workmen for

Balajee Chandra Sadhukha  
Alias Balajee Sadhukha

Shivangi Towers (P) Ltd.  
Anant Nathany  
Director



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15 DEC 2021

construction of the said new building and to do all necessary work in connection with that property and to hold and defend possession of the said premises and every part thereof and also manage, maintain and administer the said property and the construction of the proposed building according to his plan and program.

- 7) To **raise** boundary walls and to do each and every other work as may be necessary to protect the building and building materials in all respects.
- 8) To **warn and prohibit** and if necessary to proceed with the due process of law against all or any trespasser on the premises or against any nuisance created by anybody in the said property.
- 9) To **put and affix** any board displaying the particulars of the building to be constructed and to publish notifications, if needed, in the daily newspapers for inviting application for booking the flats / car parking spaces etc. from **DEVELOPER's** Allocation.
- 10) To **sign, execute and enter** into Sale Agreement with the intending purchasers and to present the same for registration before the Registrar and to admit the execution on my behalf as the Owner in respect of flats and/or car-parking spaces from only **DEVELOPER'S** allocated portion in the said building.
- 11) To **prepare** the scheme for allotment of Car Parking spaces to the Allottees of the Developers allocation.
- 12) To **take necessary steps** as may be required for execution and/ or registration of any Deed of Conveyance in respect of flats and/or car-parking spaces from the **DEVELOPER's** allocated portions in the newly constructed building and The Attorney to represent and to join me in Deed of Conveyance as the Owner/ Confirming Party, the signature is to be made by me.
- 13) To **deliver possession** of the flats, car parking spaces from **DEVELOPER's** Allocation after execution of registered Sale Deeds in favour of the intending purchasers. But that can only be done after handing over the possession of **OWNER's** Allocation to the **OWNER**.
- 14) To **represent** the active participation of me, the **OWNER**, as the **Confirming Party**

Balaji Chandrase Sathukha.  
Alias Balaji Sathukha.

Sivangi Towers (P) Ltd.

Anand Kumar  
Director



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15 DEC 2021



and/or the land Owner, at the time of registration of a **Deed of Conveyance** in respect of sale of any flat or car-parking space of **DEVELOPER'S** allocation and to admit execution.

- 15) **To Execute, admit and present** for registration of Deed of Conveyance or Sale Deed in respect of **DEVELOPER'S** Allocation or any part or portion thereof after handing over the possession of **OWNER'S** allocation, to the **OWNER**,
- 16) **To take the help** of and/or appoint L.B.S. Engineer, Architect, Advocate, Accountant and/or any other person as will be required for such development.
- 17) **To commence, prosecute, enforce** all legal actions and/or F.I.R against any person or defend or oppose any legal proceedings instituted by any person relating to the said property or any part thereof before any court of law.
- 18) **To Verify, affirm, file, submit, any affidavit or petition**
- 19) **To accept** notices and service of papers from any court or other authority or persons in connection with the said property.
- 20) **To allow** the intending purchasers to take loan from Bank or from any Financial Institution to purchase flats and /or car parking spaces of the **DEVELOPER'S** allocation without causing any obligation upon the owner in any manner whatsoever.
- 21) **To abide by** the relevant provisions, if any, provided by the **Housing Industry Regulations Law** in connection with the entire Project Work including the Agreement for Sale or transfer of the Developer's Allocation and registration of Deed of Conveyance in respect of flat and/or car-parking space of **DEVELOPER'S** allocation.
- 22) **To deliver** possession of any flat and /or car-parking space of **DEVELOPER'S** allocation to the transferees / intending Purchasers after executing and/or registering Deed of Conveyance in their favour and positively after handing over **OWNER'S** Allocation to the **OWNER** at first.
- 23) **To utilise** this power till the completion of this Project including the transfer of **OWNER'S** Allocation, selling out of flats and car parking spaces of **DEVELOPER'S** Allocation, formation of Flat Owners' Association and handing over the Completion Certificate of the K.M.C. to the Flat Owners by the **DEVELOPER**.

Balaji Chandra Sasthukha  
Alias Balaji Sasthukha

**Shivangi Towers (P) Ltd.**

Arun Prasad  
**Director**



→  
District Sub-Registrar-1  
Alipore, South 24 Parganas

15 DEC 2021

- 24) To apply for and have the required permissions and approvals obtained from the authorities under the Real Estate (Regulation and Development) Act 2016 (RERA) read with the West Bengal Real Estate (Regulation and Development) Rules 2021 (the "Rules") for registration of the Project on the said Premises with the authorities under RERA and/or the Rules made thereunder and also to do periodic compliance as may be so required to be done under the said RERA read with the said Rules and/or also to obtain all permissions, sanctions, clearances and NOC's from all other concerned offices and/or authorities as may be so applicable or any other concerned government departments/offices and to sign and submit all papers, applications, forms and undertakings and pay all fees, charges and bear all costs and expenses.
- 25) To apply to the concerned Authorities including Kolkata Municipal Corporation for sanction of Building Plan in respect of the Schedule Property and also to apply for any modification, extension, revalidation thereof and to sign and file the necessary papers and documents.
- 26) To apply for, sign, execute and submit any application under the Kolkata Municipal Corporation Building Rules particularly under Rule 25 and/or 26 thereunder.
- 27) To apply for, sign and submit any application, Completion Plan and obtain full or partial completion Certificate, and/or occupancy certificate etc from KMC.
- 28) To apply to any Bank or Financial institution for approval of the project for grant of housing loan to the prospective Purchasers of the Developer's Allocation and to sign execute and submit any document required for the same or any undertaking or tripartite agreement with such Bank or Financial Institution without causing any financial or other liability or myself as the Owner.
- 29) To do all other acts, deeds and things for and on my behalf as may be found necessary or expedient in connection with the successful completion of the said project of Development.

But no specified power for representing me (the executant) in the Deed of Conveyance of Flat / Car Parking spaces DEVELOPERS ALLOCATION is granted by this Power of

Balaji Chandra Sasthikha  
Alias Balaji Sasthikha.

**Shivangi Towers (P) Ltd.**

Arun Kumar  
Director



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15 DEC 2021

Attorney as it has been covenanted in clause No.1.4 of the Development Agreement Executed on dated 15-02-2021, duly registered in the office of the D.S.R.- I, SOUTH 24 PARGANAS, WEST BENGAL, being No 160100484 for the year,2021, Book No. 1, Volume No. 1601-2021, Pages from 22320 to 22377 by the OWNER and the DEVELOPER that the OWNER shall sign the Deed of Conveyance in favour of the intending Purchaser/s of Developer's allocation.

- 30) **AND GENERALLY**, to do carryout perform any act, deed or thing as may be incidental or supplementary to the matters aforesaid.

I do hereby declare to ratify and confirm all and what my said Attorney and/or the authorised signatory of the Developer Company shall lawfully do or cause to be done in connection with the said project of Development at Premises No. 59, Kalupara Lane, P.O. Dhakuria, P.S. Kasba, Kolkata-700031, described in the schedule below.

**SCHEDULE ABOVE REFERRED TO**

**ALL THAT** the piece and parcel of land measuring 10 (Ten) Kathas 01 (One) Chhatak 36 (Thirty Six) Sq. ft. including a common passage in the Eastern side known and numbered as premises No. 59, Kalupara Lane, P.O. Dhakuria, P.S. Kasba, Kolkata -700031, District – South 24 Parganas, after amalgamation of two plots of land numbered 59A, Kalupara Lane and 59, Kalupara Lane, P.O. Dhakuria, P.S. Kasba, Kolkata -700031, District – South 24 Parganas, being butted and bounded as follows: -

- ON THE NORTH:** By Plot of Mr. Patra premises No. Banerjee Para Lane, Dhakuria, P.S. Kasba, Kolkata – 700 031.
- ON THE SOUTH:** By K.M.C. Road
- ON THE EAST :** By "Exclusive Mansion" Premises No. 59/C,  
Kalupara Lane, P.S. Kasba, Kolkata – 700 031
- ON THE WEST :** By Residence of Mr. Patra.

Balaji Chandra Sathukta  
Alias Balaji Sathukta

Shivangi Towers (P) Ltd.

Anjanjaney  
Director



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District Sub-Registrar-I  
Alipore, South 24 Parganas

15 DEC 2021

IN WITNESS WHEREOF I, SRI BALAI CHANDRA SADHUKHA (Alias SRI BALAI SADHUKHA),  
The Principal abovenamed do hereby execute and deliver the POWER OF ATTORNEY in favour  
of M/S. SHIVANGI TOWERS PVT. LTD., this the 15<sup>th</sup> day of December 2021 at Kolkata.

EXECUTED AND DELIVERED BY

The PRINCIPAL at Kolkata in the

Presence of :

1. Arpan Dutta  
14F, Savinvaestreet  
KOL - 700019.

Balai Chandra Sadhukha  
Alias Balai Sadhukha.

PRINCIPAL / OWNER

2. Sarajib Sadhukha  
59, C, Kalypara Lane -  
Dhukuria - KOL-700031.

We accept this Power and undertake to act  
accordingly.

SHIVANGI TOWERS PRIVATE LIMITED  
Shivangi Towers (P) Ltd.

Anant Nathany  
Director

ANANT NATHANY

(DIRECTOR)

ATTORNEY/DEVELOPER

Drafted and prepared by:

~~Animesh Samanta~~  
Animesh Samanta, Msinal Kanti Maity  
Advocate, Alipore Police Court. High Court, Calcutta.  
Enrolment NO: ~~F/1316/962 of 2018~~  
WB/521/2010



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District Sub-Registrar-I  
Alipore, South 24 Parganas

15 DEC. 2021



# SPECIMEN FORM FOR TEN FINGERPRINTS

Mc :

	<p style="text-align: center;"><i>Babai Chandra Sathukela</i> <i>Alias Babai Sathukela</i></p>						
		Little	Ring	Middle	Fore	Thumb	
		(LEFT HAND)					
							
		Thumb	Fore	Middle	Ring	Little	
		(RIGHT HAND)					
	<p style="text-align: center;"><i>Aravind</i></p>						
		Little	Ring	Middle	Fore	Thumb	
		(LEFT HAND)					
							
		Thumb	Fore	Middle	Ring	Little	
		(RIGHT HAND)					
<p>PHOTO</p>							
		Little	Ring	Middle	Fore	Thumb	
		(LEFT HAND)					
		Thumb	Fore	Middle	Ring	Little	
		(RIGHT HAND)					



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District Sub-Registrar-I  
Aligarh, South 24 Parganas

15 DEC 2021




Government of West Bengal

Department of Finance (Revenue) , Directorate of Registration and Stamp Revenue  
OFFICE OF THE D.S.R. - I SOUTH 24-PARGANAS, District Name :South 24-Parganas

Signature / LTI Sheet of Query No/Year 16018002620503/2021

I. Signature of the Person(s) admitting the Execution at Private Residence.

Sl No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
1	Shri BALAI SADHUKHA Alias Mr BALAI CHANDRA SADHUKHA 59, Kalupara Lane, City:- P.O:- Dhakuria, P.S:- Kasba, District:-South 24-Parganas, West Bengal, India, PIN:- 700031	Principal			Balai Chandra Sadhukha Alias Balai Sadhukha 15/12/2021
2	Mr ANANT NATHANY 10A, Ballygunge Circular Road, City:- , P.O:- Ballygunge, P.S:- Bullygunge, District:- South 24-Parganas, West Bengal, India, PIN:- 700019	Represent ative of Attorney [SHIVANG I TOWERS PRIVATE LIMITED]			Anantan 15/12/2021
Sl No.	Name and Address of identifier	Identifier of	Photo	Finger Print	Signature with date
1	Mr ALOK KUMAR SAMANTA Son of Late ABANTI SAMANTA HIGH COURT CAL, City:- Kolkata, P.O:- G P O, P.S:-Hare Street, District:- Kolkata, West Bengal, India, PIN:- 700001	Shri BALAI SADHUKHA, Mr ANANT NATHANY			Alok Mr Samanta 15/12/2021



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District Sub-Registrar-I  
Alipore, South 24 Parganas

25 DEC 2021

(Maitreyee Ghosh)

DISTRICT SUB-  
REGISTRAR

OFFICE OF THE D.S.R. - I  
SOUTH 24-PARGANAS

South 24-Parganas, West  
Bengal





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District Sub-Registrar-I  
Alipora, South 24 Parganas

15 DEC 2021

आयकर विभाग  
 INCOME TAX DEPARTMENT  
 भारत सरकार  
 GOVT. OF INDIA

BALAI SADHUKHA  
 BRAJA DULAL SADHUKHA

27/09/1946  
 Recipient Account Number  
 BZYP54889K

Signature




*Balai Chandra Sadhukha,  
 Alias Balai Sadhukha*

To view the card details online, please visit the website  
 www.its PAN Services at 11222  
 Plot No. 2, Sector II, Gurgaon  
 Haryana - 122002 - 400-614

To view the card details at any of our offices, please  
 contact the office nearest to you.  
 For more information, please visit our website  
 www.its PAN Services



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**ভারত সরকার**  
**Unique Identification Authority of India**  
**Government of India**

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To  
 Balai Sadhukha  
 59C  
 KALLUPARA LANE  
 Dhakuria S.O  
 Dhakuria, Kolkata  
 West Bengal - 700031



KL1803459240F  
 18034592



আপনার আধার সংখ্যা/ Your Aadhaar No.:

**7572 0228 2181**

আধার - সাধারণ মানুষের অধিকার



Balai Sadhukha  
 59C Kallupara Lane  
 Dhakuria S.O  
 Dhakuria, Kolkata  
 West Bengal - 700031



7572 0228 2181

আধার সাধারণ মানুষের অধিকার



তথ্য

- আধার পরিচয় প্রমাণ, নাগরিকত্বের প্রমাণ নয়।
- পরিচয় প্রমাণ অনলাইন অন্তর্ভুক্তকরণ ব্যতীত গ্রহণ করা হবে।

**INFORMATION**

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

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



**ভারতীয় পরিচয় নিশীলন - প্রাধিকরণ**  
**UNIQUE IDENTIFICATION AUTHORITY OF INDIA**

3rd, 3rd, 3rd, 3rd, 3rd  
 (Address only, 1040)

Address: 59C, KALLUPARA  
 LANE, Dhakuria S.O,  
 Dhakuria, Kolkata, West  
 Bengal, 700031





Shivangi Towers (P) Ltd.  
*Arai Jannay*  
Director





आयकर विभाग  
INCOME TAX DEPARTMENT

भारत सरकार  
GOVT. OF INDIA

ANANT NATHANY

RAJESH NATHANY

02/06/1980  
Permanent Account Number

ACBPN7057R

*Anant Nathany*  
Signature



*Anant Nathany*







ভারত সরকার

Unique Identification Authority of India

Government of India

উপস্থাপনের আই ডি / Enrollment No.: 1215/80001/39434

To

অনন্ত নথনী

Anant Nathany

10A BALLYGUNGE CIRCULAR ROAD

Ballygunge

Ballygunge

Circus Avenue Kolkata

West Bengal 700019

9531650051



MA007691954FT



আপনার আধার সংখ্যা / Your Aadhaar No. :

**8325 2321 9317**

আধার - সাধারণ মানুষের অধিকার



ভারত সরকার

Government of India



অনন্ত নথনী

Anant Nathany

পিতা : রাজেশ নথনী

Father : Rajesh Nathany

জন্ম তারিখ / DOB : 02/06/1980

পুংসব / Male



**8325 2321 9317**

আধার - সাধারণ মানুষের অধিকার

*Anant Nathany*



### তথ্য

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

### INFORMATION

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

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

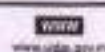
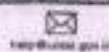


কলকাতা, পশ্চিমবঙ্গের সরকারী প্রাধিকার  
**Unique Identification Authority of India**

ঠিকানা:  
 100, ইন্ডিয়া সার্কুলার রোড,  
 বালিগুঞ্জ, কোকতা, পশ্চিমবঙ্গ,  
 পশ্চিম বঙ্গ, 700019

Address:  
 10A, BALLYGUNGE CIRCULAR  
 ROAD, Ballygunge, Kolkata,  
 Ballygunge, West Bengal, 700019

8325 2321 9317



*Aranjany*



  
 भारत के निर्वाचन आयोग  
 भारत की  
 ELECTION COMMISSION OF INDIA  
 IDENTITY CARD

HLG3806312



निर्वाचक नाम : अशोक कुमार सामन्त

Elector's Name : Ashok Kumar Samanta

पिता का नाम : अशोक कुमार सामन्त

Father's Name : Ashok Kumar Samanta

लिंग / Sex : पुरु / M

जन्म तारीख / Date of Birth : XX / XX / 1972

HLG3806312

ठिकाना:  
 23/30 पुरबपारा रोड बरिहा 124 थकुरपुकर दक्किन 24  
 पारणा 70063

Address:  
 23/30 Purbapara Road Barisha 124  
 Thakurpukur South 24 Parganas 70063

Date: 01/04/2007  
 112-अशोक कुमार सामन्त  
 अधिकारी का हस्ताक्षर  
 Facsimile Signature of the Electoral  
 Registration Officer for  
 112-Bahala East Constituency

निर्वाचक परिवर्तन करने के लिए निर्वाचक को  
 निर्वाचक के कार्यालय में जाकर  
 अपना नाम बदलने के लिए निर्वाचक के कार्यालय में  
 जाकर निर्वाचक के कार्यालय में जाकर  
 in case of change in address mention this Card No.  
 in the returned form for including your name in the  
 roll at the changed address and to obtain the card  
 with same number.

*Ashok Kumar Samanta*



### Major Information of the Deed

Deed No :	I-1601-03570/2021	Date of Registration	23/12/2021
Query No / Year	1601-8002620503/2021	Office where deed is registered	
Query Date	14/12/2021 4:35:21 PM	1601-8002620503/2021	
Applicant Name, Address & Other Details	ALOK KUMAR SAMANTA HIGH COURT CAL,Thana : Hare Street, District : Kolkata, WEST BENGAL, PIN - 700001, Mobile No. : 9831126719, 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. 3,54,15,204/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 100/- (Article:48(g))	Rs. 53/- (Article:E, E, M(b))		
Remarks	Development Power of Attorney after Registered Development Agreement of [Deed No/Year):- 160100484/2021 Received Rs. 50/- ( FIFTY only ) from the applicant for issuing the assement slip.(Urban area)		

#### Land Details :

District: South 24-Parganas, P.S:- Kasha, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Kalu Para Lane, , Premises No: 59, , Ward No: 091 Pin Code : 700031

Sch No	Plot Number	Khatian Number	Land Use Proposed	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1			Bastu	10 Katha 1 Chatak 36 Sq Ft		2,45,10,579/-	Property is on Road Adjacent to Metal Road, , Project Name :
<b>Grand Total :</b>				<b>16.6856Dec</b>	<b>0/-</b>	<b>245,10,579 /-</b>	

#### Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	10500 Sq Ft.	0/-	1,09,04,625/-	Structure Type: Structure
<p>Gr. Floor, Area of floor : 3770 Sq Ft.,Commercial Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Pucca, Extent of Completion: Complete</p> <p>Floor No: 1, Area of floor : 3575 Sq Ft.,Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Pucca, Extent of Completion: Complete</p> <p>Floor No: 2, Area of floor : 3155 Sq Ft.,Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Pucca, Extent of Completion: Complete</p>					
<b>Total :</b>		<b>10500 sq ft</b>	<b>0 /-</b>	<b>109,04,625 /-</b>	

**Principal Details :**

Sl No	Name,Address,Photo,Finger print and Signature
1	<b>Shri BALAI SADHUKHA, (Alias: Mr BALAI CHANDRA SADHUKHA)</b> Son of Late Brajo Dulal Sadhukha 59, Kalupara Lane, City:- , P.O:- Dhakuria, P.S:-Kasba, District:-South 24-Parganas, West Bengal, India, PIN:- 700031 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: BZxxxxxx9K, Aadhaar No: 75xxxxxxxx2181, Status :Individual, Executed by: Self, Date of Execution: 15/12/2021 Admitted by: Self, Date of Admission: 15/12/2021 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 15/12/2021 Admitted by: Self, Date of Admission: 15/12/2021 ,Place : Pvt. Residence

**Attorney Details :**

Sl No	Name,Address,Photo,Finger print and Signature
1	<b>SHIVANGI TOWERS PRIVATE LIMITED</b> 14F, Swinhoe Street, City:- , P.O:- Ballygunge, P.S:-Gariahat, District:-South 24-Parganas, West Bengal, India, PIN:- 700019 , PAN No.:: AAxxxxxx9J,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

**Representative Details :**

Sl No	Name,Address,Photo,Finger print and Signature
1	<b>Mr ANANT NATHANY (Presentant )</b> Son of Mr Rajesh Nathany 10A, Ballygunge Circular Road, City:- , P.O:- Ballygunge, P.S:-Bullygunge, District:-South 24-Parganas, West Bengal, India, PIN:- 700019, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: ACxxxxxx7R, Aadhaar No: 83xxxxxxxx9317 Status : Representative, Representative of : SHIVANGI TOWERS PRIVATE LIMITED (as directors)

**Identifier Details :**

Name	Photo	Finger Print	Signature
<b>Mr ALOK KUMAR SAMANTA</b> Son of Late ABANTI SAMANTA HIGH COURT CAL, City:- Kolkata, P.O:- G P O, P.S:-Hare Street, District:-Kolkata, West Bengal, India, PIN:- 700001			
Identifier Of Shri BALAI SADHUKHA, Mr ANANT NATHANY			

**Transfer of property for L1**

Sl.No	From	To. with area (Name-Area)
1	Shri BALAI SADHUKHA	SHIVANGI TOWERS PRIVATE LIMITED-16.6856 Dec

**Transfer of property for S1**

Sl.No	From	To. with area (Name-Area)
1	Shri BALAI SADHUKHA	SHIVANGI TOWERS PRIVATE LIMITED-10500.00000000 Sq Ft



On 15-12-2021

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

Presented for registration at 19:30 hrs on 15-12-2021, at the Private residence by Mr ANANT NATHANY ,

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

Execution is admitted on 15/12/2021 by Shri BALAI SADHUKHA, Alias Mr BALAI CHANDRA SADHUKHA, Son of Late Brajo Dulal Sadhukha, 59, Kalupara Lane, P.O: Dhakuria, Thana: Kasba, , South 24-Parganas, WEST BENGAL, India, PIN - 700031, by caste Hindu, by Profession Business

Identified by Mr ALOK KUMAR SAMANTA, . . Son of Late ABANTI SAMANTA, HIGH COURT CAL, P.O: G P O, Thana: Hare Street, , City/Town: KOLKATA, Kolkata, WEST BENGAL, India, PIN - 700001, by caste Hindu, by profession Others

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

Execution is admitted on 15-12-2021 by Mr ANANT NATHANY, directors, SHIVANGI TOWERS PRIVATE LIMITED, 14F, Swinhoe Street, City:- , P.O:- Ballygumge, P.S:-Gariahat, District:-South 24-Parganas, West Bengal, India, PIN:- 700019

Identified by Mr ALOK KUMAR SAMANTA, . . Son of Late ABANTI SAMANTA, HIGH COURT CAL, P.O: G P O, Thana: Hare Street, , City/Town: KOLKATA, Kolkata, WEST BENGAL, India, PIN - 700001, by caste Hindu, by profession Others

*Maitreyee Ghosh*

Maitreyee Ghosh  
DISTRICT SUB-REGISTRAR  
OFFICE OF THE D.S.R. - I SOUTH 24-  
PARGANAS  
South 24-Parganas, West Bengal

On 16-12-2021

**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 3,54,15,204/-

*Maitreyee Ghosh*

Maitreyee Ghosh  
DISTRICT SUB-REGISTRAR  
OFFICE OF THE D.S.R. - I SOUTH 24-  
PARGANAS  
South 24-Parganas, West Bengal

On 23-12-2021

**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.

**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 38801, Amount: Rs.100/-, Date of Purchase: 24/09/2021, Vendor name: S Das

*Maitreyee Ghosh*

**Maitreyee Ghosh**  
**DISTRICT SUB-REGISTRAR**  
**OFFICE OF THE D.S.R. - I SOUTH 24-**  
**PARGANAS**  
**South 24-Parganas, West Bengal**

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1601-2021, Page from 185696 to 185721

being No 160103570 for the year 2021.



Digitally signed by MAITREYEE GHOSH  
Date: 2021.12.24 11:05:56 +05:30  
Reason: Digital Signing of Deed.

*Maitreyee Ghosh*

(Maitreyee Ghosh) 2021/12/24 11:05:56 AM  
DISTRICT SUB-REGISTRAR  
OFFICE OF THE D.S.R. - I SOUTH 24-PARGANAS  
West Bengal.

**(This document is digitally signed.)**