

3406/2022

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3380/2022



पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

A.R.A
IV

AL 176522

Certified that the Document is admitted to Registration and the endorsement is made on the part of the Registrar

Additional Registrar of Assurances-IV, Kolkata

Additional Registrar of Assurances-IV, Kolkata

DEVELOPMENT POWER OF ATTORNEY

23 FEB 2022

KNOW ALL MEN BY THESE PRESENTS THAT we, THE ANNAPURNA TRUST, having (PAN - AAEEA0584A), a Hindu Trust, registered at A.D.S.R. Alipore, situated at 20, Hindusthan Park, under the Municipal Ward No.086, P.S. Gariahat, P.O. Sarat Bose Road, Kolkata- 700029, under K.M.C. Ward No.086, being represented by its office bearer with executive right and privileges of the Trust under the capacity of the Trustee-cum-secretary of the Trust (1) **SRI PINAKI MUKHERJEE**, (PAN AXEPM4570C, Aadhaar No. 3670 3873 2448), son of Mr. Probal Kumar Mukherjee, aged about 33 years, by faith - Hindu, by Nationality- Indian, by occupation - Self Employed, residing at 104/N Narayan Roy Road, Kolkata- 700008, by represented of the trusty-cum-beneficiary of the trust (2)**ABARNA MUKHERJEE** (PAN - BAUPG3296F, Aadhaar No.2186 1768 2009), wife of Mr. Pinaki Mukherjee, aged about 30 years, by faith - Hindu, by Nationality- Indian, by occupation - Housewife, residing at 20, Hindusthan Park, P.O. Sarat Bose Road, Police Station - Gariahat, Kolkata-700029, hereinafter referred to as the "**APPOINTER**" (which term or expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include its successor or successors-in-office and/or interest) of the SEND GREETINGS :

Pinaki Mukherjee

Sandeep Kumar Sarma
Abarna Mukherjee

Sandeep Kumar Sarma

56359

1.0 FEB 2022

DATE.....

SOLD TO.....

B. K. Jain & Co.
(Advocate)

ADDRESS.....

6A, K. S. Roy Rd.
Gr. Floor, Kol-1

1.0 FEB 2022

RS.....

CODE NO. (1087)
LICENCED NO.
20 & 20A / 1973

ANJUSHREE BANERJEE
L. S. VENDOR (O/S)
HIGH COURT, KOLKATA-700 001

1.0 FEB 2022



ADDITIONAL REGISTRAR
OF ASSURANCES-IV, KOLKATA

23 FEB 2022

[Handwritten signature]

WHEREAS :

A. We, the **ANNAPURNA TRUST**, the Appointer herein are the sole and absolute owners of **All That** piece and parcel of Land measuring about **4(four) Cottahs 14 (fourteen) Chittacks and 0(zero) Square Feet** be the same a little more or less **Together With** asbestos shed measuring about **1000 Square Feet** lying erected and/or built thereat situate lying at and being **Municipal Premises No.20/1, Hindusthan Park vide Assessee No.11-086-15-0709-9, P.S. Gariahat, Ward No.86, Kolkata - 700 029** and the three sides of the said premises covered with brick-wall and the western of the said premises is having 20 Feet wide K.M.C. Road connecting Rash Behari Avenue and Hindusthan Park being the entrance road, more fully and particularly described in the *Schedule* hereunder written (hereinafter referred to as the "**said Premises**").

B. By virtue of an Agreement for Development dated the 26th December, 2019 registered in Book No.I, Volume No.1605-2020, Pages from 2156 to 2236, Being No.160507488 for the year 2019 at the office of the A.D.S.R. Alipore (hereinafter referred to as the "**Agreement for Development dated 26.12.2019**") we, the Annapurna Trust, the Appointer herein had retained and appointed Sri Radheshyam Saha, Sole Proprietor of Messrs R. S. Construction as the Developer and further entrusted to him development of the said land and premises No.20/1, Hindusthan Park, Kolkata - 700 029, described in *Schedule "A"* written thereunder, for the consideration and on the terms and conditions therein recorded.

C. In pursuance of the said "**Agreement for Development dated 26.12.2019**" we, the Annapurna Trust had executed Power of Attorney dated the 31st December, 2019 registered in Book No.I, Volume No.1605-2020, Pages from 8591 to 8621, Being No.160500069 for the year 2020 at the office of the A.D.S.R. Alipore appointing the said Sri Radheshyam Saha, Proprietor of Messrs R. S. Construction as its Constituted Attorney to represent the Annapurna Trust and further to do various acts, deeds, matters and things in our name and on our behalf for carrying out development of the said land and premises No.20/1, Hindusthan Park, Kolkata - 700 029, more fully described in the *Schedule* thereunder written (hereinafter referred to as the "**Power of Attorney dated 31.12.2019**").

D. We, The Annapurna Trust, the Appointer herein with the consent and concurrence of the said Sri Radheshyam Saha, Proprietor of Messrs R.S. Construction has by a registered Deed dated the **23rd day of February, 2022** duly cancelled and/or terminated the said "**Agreement for Development dated 26.12.2019**" and have further by a registered Deed of Declaration dated the **23rd**

Sirahi Mukherjee

Radheshyam Saha

Anapurna Mukherjee

S. Sarangi

day of February, 2022 duly revoked and/or cancelled the said "Power of Attorney dated 31.12.2019".

E. Since after cancellation of the said "Agreement for Development dated 26.12.2019" and also revocation of the said "Power of Attorney dated 31.12.2019" as hereinbefore stated, the said Sri Radheshyam Saha has formed Partnership Firm on 17.09.2021 consisting of (1) Sri Radheshyam Saha (2) Md. Monirul Islam Mullick (3) Sri Debatosh Roy and (4) Prajapati Nirman LLP represented by its designated Partner Sri Sandeep Saraogi, as Partners in the said Firm of R. S. Construction and thereupon the said Partnership Firm R. S. Construction has approached us, the Appointer herein for appointment of the said Partnership Firm as the Developer to undertake development of the "said Premises".

F. Since after the above, by virtue of registered Development Agreement dated the **23rd day of February, 2022** Being No. 3352/2022 for the year 2022 at the office of the A.R.A. , Kolkata (hereinafter referred to as the "said Development Agreement") we, The Annapurna Trust, the Appointer herein have retained and appointed the said Partnership Firm of R. S. Construction as the Developer to undertake development of the "said Premises" and further to construct the proposed building thereat as per the terms recorded therein.

G. After the death of Buddhadev Biswas the trusty-cum-secretary of the Annapurna Trust on dated 23rd January, 2021, **MR. PINAKI MUKHERJEE** (PAN AXEPM4570C, Aadhaar No. 3670 3873 2448) had been appointed as the new trusty-cum-secretary of the Annapurna Trust vied resolution dated 15/03/2021.

H. By virtue of the terms of the said Development Agreement dated the **23rd day of February, 2022** we, The Annapurna Trust, the Appointer herein are desirous of appointing, nominating, constituting and retaining (1) Sri Radheshyam Saha (PAN: AKZPS9689Q, Aadhaar No. 6113 7451 4728) (2) Prajapati Nirman LLP (PAN No. ABAFP9949A), represented by its designated partner Sandeep Saraogi (PAN No. AIIPS2104F, Aadhaar No.: 3900 3022 6095) as the Partners of the said R. S. Construction as our true and lawful Attorneys to act jointly and/or severally in our name and on our behalf and on our account and further to do all or any of the under-mentioned acts, deeds, matters and things for development of the "said Premises" more fully and particularly described in the *Schedule* hereunder written and construction of the proposed building as per the terms of the said Development Agreement and as our said Attorneys may jointly or severally think proper.

Pinaki Mukherjee

Abanna Mukherjee

S Saraogi

Sri Radheshyam Saha

S Saraogi

Sri Radheshyam Saha
Abanna Mukherjee

NOW KNOW YE BY THESE PRESENTS that we, **THE ANNAPURNA TRUST**, having PAN - **AAEAA0584A**, a Hindu Trust, registered at A.D.S.R. Alipore, situated at 20, Hindusthan Park, under the Municipal Ward No.086, P.O. Sarat Bose Road, P.S. Gariahat, Kolkata- 700029, under K.M.C. Ward No.86, being represented by its office bearer with executive right and privileges of the Trust under the capacity of the Trustee-cum-Secretary of the Trust **1) SRI PINAKI MUKHERJEE**, (PAN AXEPM4570C, Aadhaar No. 3670 3873 2448), son of Mr. Probal Kumar Mukherjee, aged about 33 years, by faith - Hindu, by Nationality- Indian, by occupation - Self Employed, residing at 104/N Narayan Roy Road, Kolkata- 700008, and the Trustee-cum-Beneficiary of the Trust **2) ABARNA MUKHERJEE (GHOSH)**, (PAN- BAUPG3296F, Aadhaar No.2186 1768 2009), wife of Mr. Pinaki Mukherjee, aged about 30 years, by faith - Hindu, by Nationality- Indian, by occupation - Housewife, residing at 20, Hindusthan Park, P.O. - Sarat Bose Road, Police Station - Gariahat, Kolkata- 700029, do hereby and hereunder nominate constitute, authorize, empower and appoint **(1) SRI RADHESHYAM SAHA**, (PAN No.AKZPS9689Q, Aadhaar No. 611374514728), son of Late Hari Pada Saha, years, by faith Hindu, Indian, residing at 2/H/2, Taltala Lane, P.O. Entally, P.S. Taltala, Kolkata-700014 **(2) PRAJAPATI NIRMAN LLP** (PAN No. ABAFP9949A), a Limited Liability Partnership represented by its Designated Partner **SRI SANDEEP SARAOGI** (PAN No. AIIPS2104F, Aadhaar No.: 3900 3022 6095) son of Shyam Sunder Saraogi, having office at 1st Floor, 41A, Tara Chand Dutta Street, Kolkata-700073, West Bengal, (hereinafter referred to as the "**ATTORNEYS**"), all Partners of the said R. S. Construction as our true and lawful Attorneys to act jointly in our name and on our behalf and on our account and further to do all or any of the under-mentioned acts, deeds, matters and things for development of the "**said Premises**" more fully and particularly described in the *Schedule* hereunder written and construction of the proposed building as per the terms of the said Development Agreement and as our said Attorneys may jointly or severally think proper: -

- 1) To appoint, engage on our behalf Advocate, Solicitors, whenever our said attorney shall think fit and proper to do so for the purpose of management of the said property to execute the Joint Venture Agreement for construction of the proposed building and to discharge and/or terminate his/their appointment.
- 2) To work, manage, control supervise the management and develop our landed property as mentioned in the schedule hereunder written and to use the same for construction purpose of an ownership apartment/building thereon as per sanction plan of the Kolkata Municipal Corporation at the cost of the Attorney.

Pinaki Mukherjee *Abarna Mukherjee*

Abarna Mukherjee

S Saraogi

- 3) To advertise, negotiate on terms for sale of flat, car parking space or unit or shops of the proposed multi storied building to be raised and/or constructed on the land in Kolkata Municipal Corporation, premises No.20/1, Hindusthan Park, Police Station - Gariahat, Kolkata- 700029, under Ward No.86, except Owner's allocation together with all other easement and common areas and facilities in the said proposed building which are reserved as per the said registered Agreement for Development.
- 4) To sign, execute, register, affirm and verify any petitions applications, affidavit to Kolkata Municipal Corporation, Declarations to Kolkata Municipal Corporation, etc. and to sign on building Plan or Plans, Any Revised Plans and other necessary documents of the Kolkata Municipal Corporation and to obtain sanction building plan and water, drainage, sanctions from the K.M.C. and bonds, indemnities etc. and such other papers and documents as may be necessary or required in respect of the "said Premises" as our attorneys or any of them shall think fit and proper.
- 5) To construct the building at the "said Premises" according to the sanction plan which shall be sanction by the Kolkata Municipal Corporation also to prepare and/or get prepared plans for any modification, additions, alterations, amendments to the sanction plan and revisions, amendments to the sanction plan and revision thereof and as are required for letter advantage/quality of construction and to submit the same with the Kolkata Municipal Corporation and/or all and/or any authority or authorities having jurisdiction for sanctioning the same and to have the same sanctioned and/or modified and/or altered and/or amended and/or revised and in connection therewith to make necessary applications, sign, execute and deliver necessary plans, drawings, sketches, elevations, appendices, papers and documents and give undertakings, pay fees claims refund received and acknowledge refund obtain sanctions and such other orders and permissions as be expedient.
- 6) To settle, adjust, compound compromise or submit to all complaint, actions, suits, accounts and disputes between us and other person or persons to compound or compromise the same, if any arising out of the "said Premises" or any agreement or deed relating to the same.
- 7) To appear for and represent us before all statutory bodies in the office of the C.E.S.C. Ltd./Kolkata Municipal Corporation, Kolkata Improvement Trust (KIT), Department of Fire, Building Survey Department or any Government authorities for permission to transfer and all other purposes

B. Anil Mukherjee *Devyendu Chak.*

Abanma Mukherjee

S. S. Sarangi

relating to the "said Premises" and before any Magistrate and in all other Department or offices in connection with the said land/premises.

- 8) To appoint appropriate persons sign plans and enter into any negotiations, contracts and/or agreement for sale, and/or leasing out portion or portions out of Developer's allocation of the "said premises" to any person or persons or organization.
- 9) To warn off, prohibit and if necessary proceed against all trespassers at the "said Premises" or any part thereof and to take appropriate steps whether by action or otherwise and to abate nuisances.
- 10) To give valid and effective receipts and discharges for all payments as may be received and/or realized by our said Attorneys or any of them from any person or persons.
- 11) To apply for and obtain telephone, electricity water sewerage, drainage Sanctioned Plan, completion Certificate of this property gas and other public utility services in the "said Premises" and for the said purpose to sign execute and submit all necessary applications papers and documents and do all acts, deeds, matters and thing as the said attorneys or any of them shall think proper.
- 12) To sign, execute, enter into modify, cancel, alter draw, approve, present for registration and admit, execution of all papers deed of conveyance and documents in connection with the "said Premises" and/or any building to be constructed thereon or any part or portion thereof in so far as the Developer's allocation as per registrar Agreement for Development if required on behalf of the Appointers but not violating the clause of the said Agreement for Development.
- 13) To enter into agreement for sale for Developer's Allocation and to receive from the intending Purchaser or Purchasers any earnest money and the balance of the consideration money for completion of such sale or sales and to give good valid receipts and discharges for the same which will protect the Purchaser or Purchasers and to sign, execute and register the deed of conveyance in favour of the Purchaser or purchasers in respect of Developer's Allocation mentioned in the said "Development Agreement".
- 14) To sign, execute and present any such deed of conveyance for registration in respect of the flat and car parking space, shops, units and other spaces with proportionate undivided share in the land in the right of common use of common space from the Developer's allocation specified in the said "Development Agreement" in favour of the purchaser or purchasers, if

Limki Mulya *Devi Lal*

Abarna Kumbhar

S. Sarangi

required on our behalf and to admit their respective execution and acknowledge receipt of consideration before the District Registrar, Sub-Registrar and Registrar of Assurance, Kolkata having authority for and to do all other acts, deeds and things which our said attorneys shall consider necessary for the same. Possession of the proportionate share of land will be transferred after proper registration and issue possession Certificate as per registered "Development Agreement" made between ourselves and our said attorney but not violating the clause of the said Agreement for Development.

AND GENERALLY to do, execute and perform any other act or acts, deeds, matter or thing whatsoever which in the Opinion of our said Attorneys ought to be done executed and performed in relation to our "said Premises" as fully and effectually as we could do the same as if personally present And we hereby agree and undertake to ratify and confirm all and whatsoever our said attorneys or any of them under this Power on our behalf hereinbefore contained shall lawfully do, execute or perform in exercise of the Power, authorities hereby conferred to them by virtue of this Power of Attorney.

A N D it is clarified that nothing herein contained shall authorize the said Attorneys to represent the Appointer in the matters, where the Appointer has reserved the express right to do personally nor to give consent on behalf of the Appointer to the Developer in respect of any matter contained in the Development Agreement which require the Developer to take consent of the Appointer nor to represent the Appointer in any claim, dispute or legal proceeding by or against the Developer or persons claiming through it.

A N D we, the Appointer above named do hereby ratify and confirm and agree to ratify and confirm all and whatsoever our said Attorneys or either of them acting jointly or severally as aforesaid, lawfully do **AND WE DECLARE THAT** this Power of Attorney shall at all times be revocable for all purposes.

THE SCHEDULE ABOVE REFERRED TO

"said Premises"

All That piece and parcel of Land measuring about **4(four) Cottahs 14(fourteen) Chittacks and 0(zero) Square Feet** be the same a little more or less **Together With** asbestos shed measuring about **1000 Square Feet** lying erected and/or built thereat situate lying at and being **Municipal Premises No.20/1, Hindusthan Park vide Assessee No.11-086-15-0709-9, P.S. Gariahat, Ward No.86, Kolkata - 700 029** and the three sides of the said premises covered with brick-wall and the western of the said premises is having 20 Feet wide K.M.C. Road connecting Rash Behari

Rinki Mukherjee *Dattajit Saha*

Abanua Mukherjee

S Sarcogji

Avenue and Hindusthan Park being the entrance road, more fully and particularly described in the *Schedule* hereunder written (hereinafter referred to as the "said Premises") and the same butted and bounded in the manner as follows :-

- ON THE NORTH** : By the Premises No. 208, Rash Behari Avenue;
- ON THE SOUTH** : By the 20, Hindusthan Park, under Schedule I Lot A 1 in the name of Amal Kumar Ghosh,
- ON THE EAST** : By Premises No. 21,21A, B.C. Hindusthan Park,
- ON THE WEST** : 20 wide KMC Road, connecting R. B.Avenue & Hindusthan Park vice-versa.

IN WITNESS WHEREOF we, the Appointer abovenamed have hereunto set and subscribed our signature on this ~~23~~^{23rd} day of ~~February~~^{February} Two Thousand Twenty-Two.

SIGNED EXECUTED AND DELIVERED

by the **Appointer** abovenamed at Kolkata in the presence of:

ANNAPURNA TRUST

PINAKI MUKHERJEE

Pinaki Mukherjee

Secretary / Trustee

1/ Amal Kumar Ghosh
S/O Late Digendra Nath Ghosh
20, Hindusthan Park
Kolkata - 700029

ANNAPURNA TRUST

Anurupa Mukherjee
Trustee/Beneficiary

2/ Kamshik Kumar
B. Somo Ganga Terestest
Kolkata












Sandeep Jain











Sandeep Jain
Prepared & Drafted By:
B.K.Jain & Co. (Advocates)
6A,K.S.Roy Road, Kolkata-700001
Sandeep Jain, Advocate
Enrolment No. F-961/1373/96.

PRAJAPATI NIRMAN LLP

S. Sarangi
Partner













SPECIMEN FORM FOR TEN FINGERPRINTERS

Sl. No.	Signature of the executants/and/ or purchaser Presentants	Little	Ring	Middle (Left Hand)	Fore	Thumb
	<p style="font-size: 2em; color: blue;">Rivani Mukherjee</p>					
		Thumb	Fore	Middle (Right Hand)	Ring	Little
						

Sl. No.	Signature of the executants/and/ or purchaser Presentants	Little	Ring	Middle (Left Hand)	Fore	Thumb
	<p style="font-size: 2em; color: blue;">Anurag Mukherjee</p>					
		Thumb	Fore	Middle (Right Hand)	Ring	Little
						

Sl. No.	Signature of the executants/and/ or purchaser Presentants	Little	Ring	Middle (Left Hand)	Fore	Thumb
	<p style="font-size: 2em; color: blue;">Devyani Anhe</p>					
		Thumb	Fore	Middle (Right Hand)	Ring	Little
						

SPECIMEN FORM FOR TEN FINGERPRINTERS

Sl. No.	Signature of the executants/and/ or purchaser Presentants	Little	Ring	Middle (Left Hand)	Fore	Thumb
						
		Thumb	Fore	Middle (Right Hand)	Ring	Little
						

2	Little	Ring	Middle (Left Hand)	Fore	Thumb
	Thumb	Fore	Middle (Right Hand)	Ring	Little

3	Little	Ring	Middle (Left Hand)	Fore	Thumb
	Thumb	Fore	Middle (Right Hand)	Ring	Little

आयकर विभाग
INCOME TAX DEPARTMENT
ANNAPURNA



भारत सरकार
GOVT. OF INDIA

29/08/2010

Permanent Account Number

AAEAA0584A

Rinki Mohan

Abanoo Mendhyia

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

PINAKI MUKHERJEE
PROBAL KUMAR MUKHERJEE

24/07/1988
Permanent Account Number

AXEPM4570C

Pinaki Mukherjee
Signature



Pinaki Mukherjee
Pinaki Mukherjee

In case this card is lost / found, kindly inform / return to :
Income Tax PAN Services Unit, UTITSL,
Plot No. 3, Sector 11, CBD Belapur,
Navi Mumbai - 400 614.

इस कार्ड के खोने/पाने पर कृपया सूचित करें/ लौटाएं :
आयकर पैन सेवा यूनिट, यूटीआई सीएस यूएल,
प्लॉट नं. 3, सेक्टर 11, सीडीबी बेलपुर,
नवी मुंबई - 400 614.

Pinaki Mukherjee

आयकर विभाग
INCOME TAX DEPARTMENT
ABARNA MUKHERJEE
AMAL KUMAR GHOSH
25/05/1990
Permanent Account Number
BAUPG3296F
A. Mukherjee
Signature

भारत सरकार
GOVT. OF INDIA



13/06/2014

Abarna Mukherjee

A. Mukherjee



भारतीय विशिष्ट पहचान प्राधिकरण
 भारत सरकार
 Unique Identification Authority of India
 Government of India

Enrollment No: 1507/01147/01111

To
 Abarna Mukherjee
 D/O Amal Kumar Ghosh
 20, HINDUSTHAN PARK
 Sarat Bose Road
 Sarat Bose Road
 Circus Avenue Kolkata
 West Bengal 700029
 9831984481

23/09/2012
 102187582



ME021875821FH



आपका आधार क्रमांक / Your Aadhaar No. :

2186 1768 2009

मेरा आधार, मेरी पहचान



भारत सरकार
 Government of India



Abarna Mukherjee
 Father : AMAL KUMAR GHOSH
 DOB : 25/05/1990
 Female



2186 1768 2009

मेरा आधार, मेरी पहचान

Abarna Mukherjee

A. Mukherjee



ভারত সরকার
Government of India



পিনাকী মুখার্জী
Pinaki Mukherjee
পিতা : প্রবাল কুমার মুখার্জী
Father : Probal Kumar Mukherjee
জন্মতারিখ / DOB : 24/07/1988
পুরুষ / Male



3670 3873 2448

আধার - সাধারণ মানুষের অধিকার

Pinaki Mukherjee

Pinaki Mukherjee



ভারতীয় পরিচয় পরিচয় প্রাধিকরণ

Unique Identification Authority of India

ঠিকানা:
104/এন, নারায়ন রায় রোড,
পূর্ব বর্ডিশা, দক্ষিণ ২৪ পরগনা,
বর্ডিশা, পশ্চিম বঙ্গ, 700008

Address:
104/N, NARAYAN ROY ROAD,
Purba Barisha, South 24
Parganas, Barisha, West Bengal,
700008

3670 3873 2448

1947
1800 300 1947

help@uidai.gov.in

www.
www.uidai.gov.in

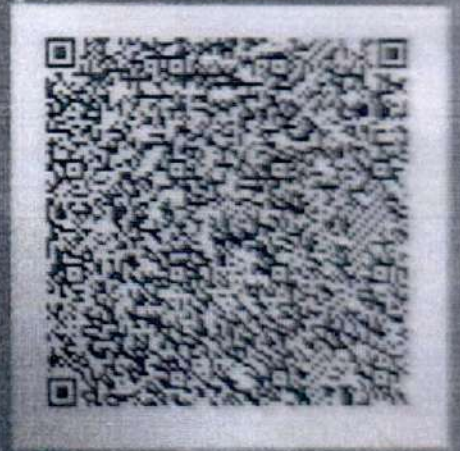
Pinaki Mukherjee

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

स्थायी लेखा संख्या कार्ड
Permanent Account Number Card
ABAFP9949A



नाम / Name

PRAJAPATI NIRMAN LLP

स्थापन / गठन की तारीख
Date of Incorporation/Formation

11/08/2021

68819

PRAJAPATI NIRMAN LLP

S. Sarangi
Partner

भारत सरकार
विभागा
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

स्थायी लेखा संख्या कार्ड
Permanent Account Number Card

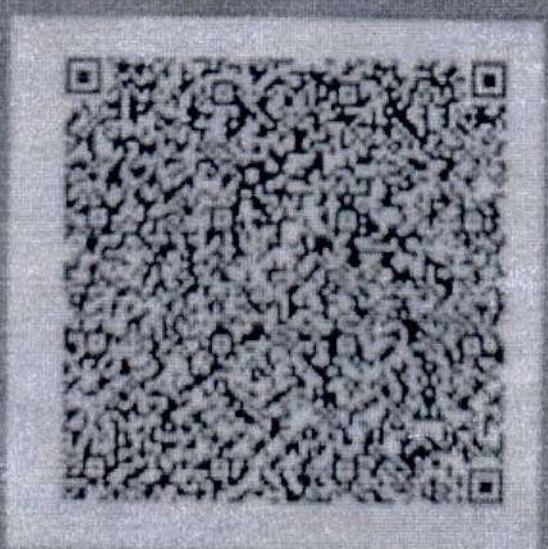
ABDFR8952N

नाम / Name

R.S.CONSTRUCTION

निगम / तद्वत को तारीख
Date of Incorporation/Formation

17/09/2021



R.S. Construction
Partner: 68906

R.S. Construction
Partner

स्थायी लेखा संख्या /PERMANENT ACCOUNT NUMBER

AKZPS9689Q



नाम /NAME

RADHESHYAM SAHA

पिता का नाम /FATHER'S NAME

HARI PADA SAHA

जन्म तिथि /DATE OF BIRTH

17-08-1952

हस्ताक्षर /SIGNATURE

R. Saha

R. Saha

आयकर आयुक्त, प.बं.-XI

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

R. Saha

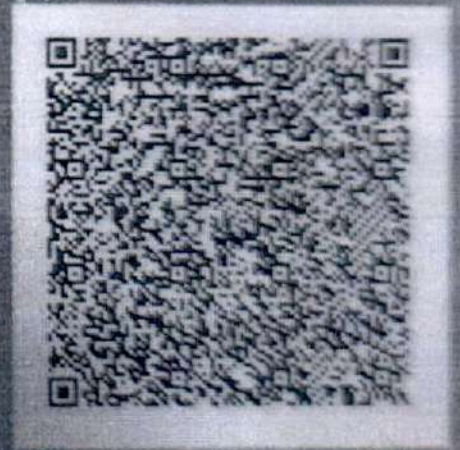
आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

स्थायी लेखा संख्या कार्ड
Permanent Account Number Card

ABAFP9949A



नाम / Name

PRAJAPATI NIRMAN LLP

स्थापन / गठन की तारीख
Date of Incorporation/Formation

11/09/2021

68819

PRAJAPATI NIRMAN LLP

S. Sarangi
Partner

आयकर विभाग
INCOME TAX DEPARTMENT



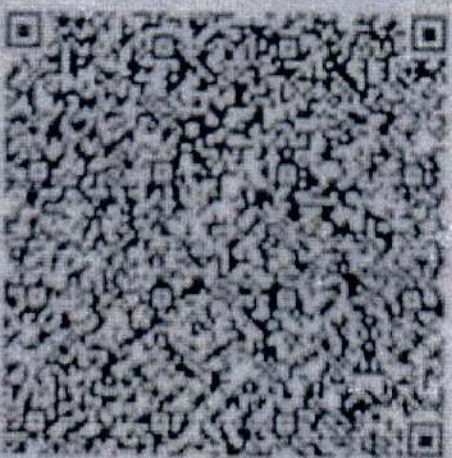
भारत सरकार
GOVT. OF INDIA

स्थायी लेखा संख्या कार्ड
Permanent Account Number Card

ABDFR8952N

नाम / Name
R.S.CONSTRUCTION

स्थापना / राज की तारीख
Date of Incorporation/Formation
17/09/2021



R.S. Construction
Partners

68806

R.S. Construction
Partner

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

SANDEEP KUMAR SARAOGI
SHYAM SUNDER SARAOGI

16/02/1974
Permanent Account Number
AIIPS2104F

SSaraogi
Signature



SSaraogi

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

SANDEEP KUMAR SARAOGI
SHYAM SUNDER SARAOGI

16/02/1974
Permanent Account Number:
AIIPS2104F

SSaraogi
Signature



27/03/2018

SSaraogi



Government of India



सूचना

- आधार पहचान का प्रमाण है, नागरिकता का नहीं।
- पहचान का प्रमाण ऑनलाइन प्रमाणीकरण द्वारा प्राप्त करें।

INFORMATION

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

- आधार देश भर में मान्य है।
- आधार भविष्य में सरकारी और गैर-सरकारी सेवाओं का लाभ उठाने में उपयोगी होगा।
- Aadhaar is valid throughout the country.
- Aadhaar will be helpful in availing Government and Non-Government services in future.



भारतीय विशिष्ट पहचान प्राधिकरण
Unique Identification Authority of India

Address:

S/O Shyamsundar Saraogi, 41/A, Tara Chand Dutta Street,
Near Md. Ali Park, C R Avenue, Kolkata, Chittaranjan
Avenue, West Bengal, 700073

3900 3022 6095



1947



help@uidai.gov.in



www.uidai.gov.in

S Saraogi

Address :
 6 SONAR GOURANGA TEMP STREET Kolkata
 700005

ঠিকানা:
 ৬ সোনার গৌরাঙ্গ তেমপে স্ট্রিট কলকাতা ৭০০০০৫

Facsimile Signature
 Electoral Registration Officer
 নির্বাচন নিবন্ধন অধিকারিক

Assembly Constituency : 140 - Cossipur
 বিধানসভা কেন্দ্র : ১৪০-কসীপুর
 District : Kolkata
 জেলা : কলকাতা
 Date : 22.02.2008
 তারিখ : ২২.০২.২০০৮

REDMI K20 PRO
 AI TRIPLE CAMERA

Kaushik Hosen

ELECTION COMMISSION OF INDIA
 ভারতের নির্বাচন কমিশন

IDENTITY CARD
 পরিচয় পত্র

FLG2444776

00220986
 ESTABLISHED

Elector's Name : Kaushik Hossen
 নির্বাচকের নাম : কৌশিক হোসেন

Father's Name : Sanwar Ustagar
 পিতার নাম : সানওয়ার মুস্তাগার

Sex : M
 লিঙ্গ : পুরুষ

Age as on 1.1.2008 : 20
 3.3.2008 - 1st ballot

REDMI K20 PRO
 AI TRIPLE CAMERA

Major Information of the Deed

Deed No :	I-1904-03380/2022	Date of Registration	23/02/2022
Query No / Year	1904-8000598976/2022	Office where deed is registered	
Query Date	23/02/2022 2:35:27 PM	A.R.A. - IV KOLKATA, District: Kolkata	
Applicant Name, Address & Other Details	S JAIN HIGH COURT CAL, Thana : Hare Street, District : Kolkata, WEST BENGAL, PIN - 700001, Mobile No. : 9874673130, Status : Advocate		
Transaction	Additional Transaction		
[0138] Sale, Development Power of Attorney after Registered Development Agreement			
Set Forth value	Market Value		
	Rs. 2,62,04,179/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 100/- (Article:48(g))	Rs. 73/- (Article:E, M(a), M(b), I)		
Remarks	Development Power of Attorney after Registered Development Agreement of [Deed No/Year]:- 190403352/2022 Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :

District: South 24-Parganas, P.S:- Gariahat, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Hindusthan Park Road, , Premises No: 20, , Ward No: 086 Pin Code : 700029

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	4 Katha 14 Chatak		2,56,66,879/-	Width of Approach Road: 20 Ft., , Project Name :
Grand Total :				8.0438Dec	0 /-	256,66,879 /-	

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	700 Sq Ft.	0/-	4,72,500/-	Structure Type: Structure
Gr. Floor, Area of floor : 700 Sq Ft., Commercial Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Tin Shed, Extent of Completion: Complete					
S2	On Land L1	300 Sq Ft.	0/-	64,800/-	Structure Type: Covered Garage
Gr. Floor, Area of floor : 300 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Tin Shed, Extent of Completion: Complete					
Total :		1000 sq ft	0 /-	5,37,300 /-	



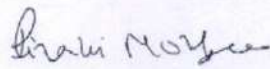


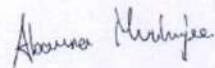
Principal Details :



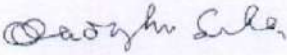


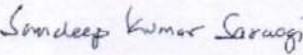
SI No	Name,Address,Photo,Finger print and Signature
1	ANNAPURNA 20, Hindusthan Park, City:- , P.O:- Sarat Bose Road, P.S:-Gariahat, District:-South 24-Parganas, West Bengal, India, PIN:- 700029 , PAN No.:: AAxxxxxx4A,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative

Attorney Details :

SI No	Name,Address,Photo,Finger print and Signature
1	R. S. CONSTRUCTION 208, Rash Behari Avenue, 1st Floor, City:- , P.O:- Sarat Bose Road, P.S:-Gariahat, District:-South 24-Parganas, West Bengal, India, PIN:- 700029 , PAN No.:: ABxxxxxx2N,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

Representative Details :

SI No	Name,Address,Photo,Finger print and Signature			
1	Name Shri PINAKI MUKHERJEE Son of Mr Probal Kumar Mukjherjee Date of Execution - 23/02/2022, , Admitted by: Self, Date of Admission: 23/02/2022, Place of Admission of Execution: Office	Photo 	Finger Print 	Signature 
		Feb 23 2022 3:50PM	LTI 23/02/2022	23/02/2022
	104/N, Narayan Roy Road, City:- , P.O:- Barisha, P.S:-Thakurpukur, District:-South 24-Parganas, West Bengal, India, PIN:- 700008, Sex: Male, By Caste: Hindu, Occupation: Professionals, Citizen of: India, , PAN No.:: AXxxxxxx0C,Aadhaar No Not Provided by UIDAI Status : Representative, Representative of : ANNAPURNA (as Trustee cum Secretary)			
2	Name Mrs ABARNA MUKHERJEE, (Alias Name: Mrs ABARNA GHOSH) Daughter of Mr Date of Execution - 23/02/2022, , Admitted by: Self, Date of Admission: 23/02/2022, Place of Admission of Execution: Office	Photo 	Finger Print 	Signature 
		Feb 23 2022 3:50PM	LTI 23/02/2022	23/02/2022
	20, Hindusthan Park, City:- , P.O:- Sarat Bose Road, P.S:-Gariahat, District:-South 24-Parganas, West Bengal, India, PIN:- 700029, Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, , PAN No.:: BAxxxxxx6F,Aadhaar No Not Provided by UIDAI Status : Representative, Representative of : ANNAPURNA (as Trustee and beneficiary of the said Trust)			

3	Name	Photo	Finger Print	Signature
	Shri RADHESHYAM SAHA Son of Late Hari Pada Saha Date of Execution - 23/02/2022, , Admitted by: Self, Date of Admission: 23/02/2022, Place of Admission of Execution: Office			
		Feb 23 2022 3:49PM	LTI 23/02/2022	23/02/2022
2/H/2, Taltala Lane, City:- Kolkata, P.O:- Entally, P.S:-Taltola, District:-Kolkata, West Bengal, India, PIN:- 700014, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AKxxxxxx9Q,Aadhaar No Not Provided by UIDAI Status : Representative, Representative of : R. S. CONSTRUCTION (as PARTNERS)				
4	Name	Photo	Finger Print	Signature
	Mr SANDEEP KUMAR SARAOGI (Presentant) Son of Mr Shyam Sunder Saraogi Date of Execution - 23/02/2022, , Admitted by: Self, Date of Admission: 23/02/2022, Place of Admission of Execution: Office			
		Feb 23 2022 3:49PM	LTI 23/02/2022	23/02/2022
1st Floor, 41A, Tara Chand Dutta Street, City:- Kolkata, P.O:- Burrobar, P.S:-Burrobar, District:-Kolkata, West Bengal, India, PIN:- 700073, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: Alxxxxxx4F,Aadhaar No Not Provided by UIDAI Status : Representative, Representative of : R. S. CONSTRUCTION (as Partners)				

Identifier Details :

Name	Photo	Finger Print	Signature
Mr KAUSHIK HOSSEN Son of Late SANWAR USTAGAR , 5, SONAR GOURANGA TEMPLE STREET, City:- Kolkata, P.O:- HATKHOLA, P.S:-Jorabagan, District:-Kolkata, West Bengal, India, PIN:- 700005			
	23/02/2022	23/02/2022	23/02/2022
Identifier Of Shri PINAKI MUKHERJEE, Mrs ABARNA MUKHERJEE, Shri RADHESHYAM SAHA, , Mr SANDEEP KUMAR SARAOGI			

Transfer of property for L1		
Sl.No	From	To. with area (Name-Area)
1	ANNAPURNA	R. S. CONSTRUCTION-8.04375 Dec
Transfer of property for S1		
Sl.No	From	To. with area (Name-Area)
1	ANNAPURNA	R. S. CONSTRUCTION-700.00000000 Sq Ft
Transfer of property for S2		
Sl.No	From	To. with area (Name-Area)
1	ANNAPURNA	R. S. CONSTRUCTION-300.00000000 Sq Ft

Endorsement For Deed Number : I - 190403380 / 2022

On 23-02-2022

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 15:46 hrs on 23-02-2022, at the Office of the A.R.A. - IV KOLKATA by Mr SANDEEP KUMAR SARAOGI ,

Certificate of Market Value(WB PUVI rules of 2001)

Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs 2,62,04,179/-

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

Execution is admitted on 23-02-2022 by Shri PINAKI MUKHERJEE, Trustee cum Secretary, ANNAPURNA, 20, Hindusthan Park, City:- , P.O:- Sarat Bose Road, P.S:-Gariahat, District:-South 24-Parganas, West Bengal, India, PIN:- 700029

Identified by Mr KAUSHIK HOSSEN, , Son of Late SANWAR USTAGAR, , 5, SONAR GOURANGA TEMPLE STREET, P.O: HATKHOLA, Thana: Jorabagan, , City/Town: KOLKATA, Kolkata, WEST BENGAL, India, PIN - 700005, by caste Muslim, by profession Service

Execution is admitted on 23-02-2022 by Mrs ABARNA MUKHERJEE, , Mrs ABARNA GHOSH Trustee and beneficiary of the said Trust, ANNAPURNA, 20, Hindusthan Park, City:- , P.O:- Sarat Bose Road, P.S:-Gariahat, District:-South 24-Parganas, West Bengal, India, PIN:- 700029

Identified by Mr KAUSHIK HOSSEN, , Son of Late SANWAR USTAGAR, , 5, SONAR GOURANGA TEMPLE STREET, P.O: HATKHOLA, Thana: Jorabagan, , City/Town: KOLKATA, Kolkata, WEST BENGAL, India, PIN - 700005, by caste Muslim, by profession Service

Execution is admitted on 23-02-2022 by Shri RADHESHYAM SAHA, PARTNERS, R. S. CONSTRUCTION, 208, Rash Behari Avenue, 1st Floor, City:- , P.O:- Sarat Bose Road, P.S:-Gariahat, District:-South 24-Parganas, West Bengal, India, PIN:- 700029

Identified by Mr KAUSHIK HOSSEN, , Son of Late SANWAR USTAGAR, , 5, SONAR GOURANGA TEMPLE STREET, P.O: HATKHOLA, Thana: Jorabagan, , City/Town: KOLKATA, Kolkata, WEST BENGAL, India, PIN - 700005, by caste Muslim, by profession Service

Execution is admitted on 23-02-2022 by Mr SANDEEP KUMAR SARAOGI, Partners, R. S. CONSTRUCTION, 208, Rash Behari Avenue, 1st Floor, City:- , P.O:- Sarat Bose Road, P.S:-Gariahat, District:-South 24-Parganas, West Bengal, India, PIN:- 700029

Identified by Mr KAUSHIK HOSSEN, , Son of Late SANWAR USTAGAR, , 5, SONAR GOURANGA TEMPLE STREET, P.O: HATKHOLA, Thana: Jorabagan, , City/Town: KOLKATA, Kolkata, WEST BENGAL, India, PIN - 700005, by caste Muslim, by profession Service

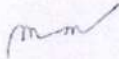
Payment of Fees

Certified that required Registration Fees payable for this document is Rs 73/- (E = Rs 7/- , I = Rs 55/- ,M(a) = Rs 7/- ,M(b) = Rs 4/-) and Registration Fees paid by Cash Rs 73/-

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 56359, Amount: Rs.100/-, Date of Purchase: 10/02/2022, Vendor name: A Banerjee


Mohul Mukhopadhyay
ADDITIONAL REGISTRAR OF ASSURANCE
OFFICE OF THE A.R.A. - IV KOLKATA
Kolkata, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1904-2022, Page from 334388 to 334419

being No 190403380 for the year 2022.



mm

Digitally signed by MOHUL
MUKHOPADHYAY
Date: 2022.03.14 22:33:00 +05:30
Reason: Digital Signing of Deed.

(Mohul Mukhopadhyay) 2022/03/14 10:33:00 PM
ADDITIONAL REGISTRAR OF ASSURANCE
OFFICE OF THE A.R.A. - IV KOLKATA
West Bengal.

(This document is digitally signed.)

~~~~~  
DATED THIS 23<sup>rd</sup> DAY OF FEBRUARY 2022  
~~~~~

FROM

THE ANNAPURNA TRUST

... Appointer

TO

1. SRI RADHESHYAM SAHA
2. SRI SANDEEP SARAOGI,

... Attorneys

POWER OF ATTORNEY