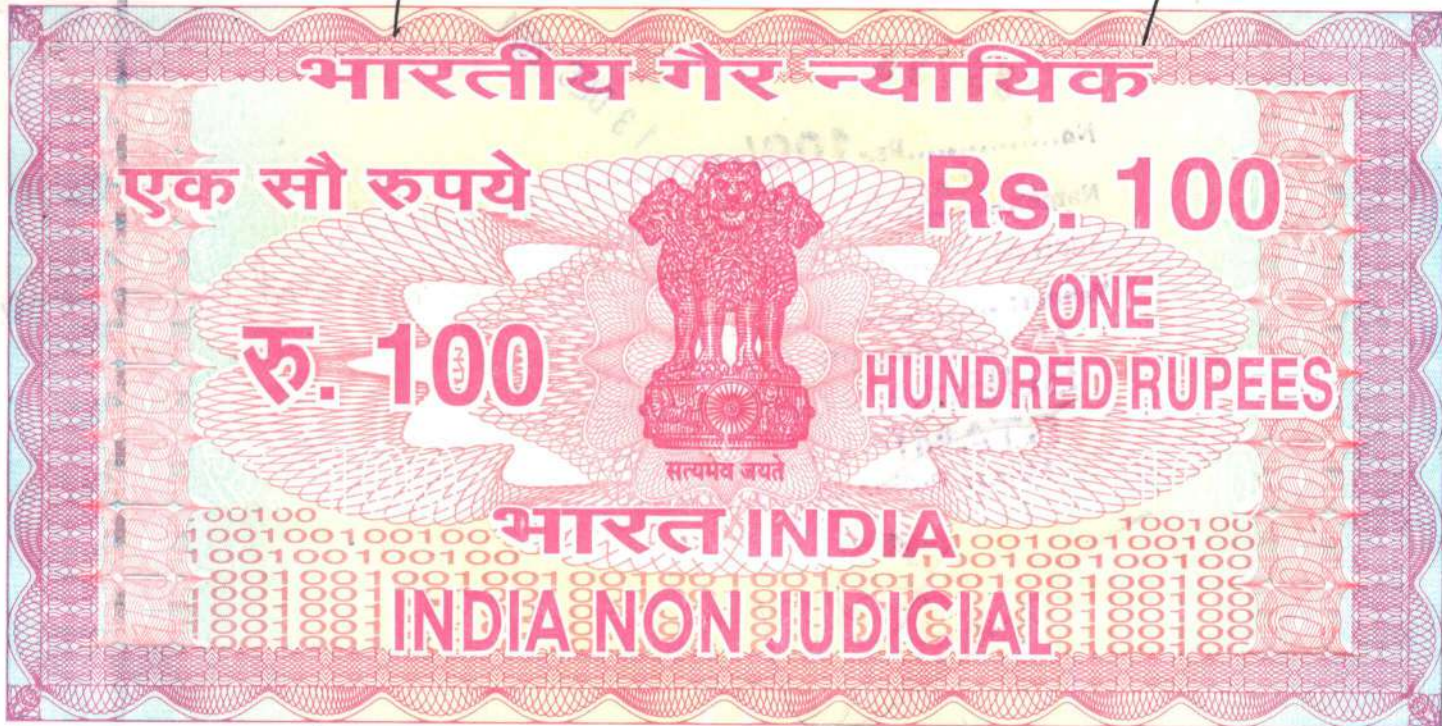


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पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

AG 642042

3
16/12/21
Q-8-2642311/21

Verified that the document is admitted to registration. The signature sheets and the document are the part of this document.


District Sub-Registrar-V
Alipore, South 24 Parganas

16 DEC 2021

DEVELOPMENT POWER OF ATTORNEY

BE IT KNOWN TO ALL TO WHOM IT MAY CONCERN we,

(1) **SRI ANJAN BISWAS**, having PAN : ADTPB4726C, Aadhaar No.2603 6658 8022, son of Late Atul Chandra Biswas, by creed : Hindu, Indian by National, by occupation : Retired Person, residing at 188/62, Prince Anwar Shah Road, Post Office : Lake

33758

13 DEC 2021

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

Name: **ANJAN BISWAS & Other's**

Address: **188/62 Prince Anwar Shah Road, Kol-700045**

Vendor:

Alipur Collectorate, 24 Pgs. (B)

SUBHANKAR DAS

STAMP VENDOR

Alipur Police Court, Kol-21

[Handwritten signature]



3
DISTRICT SUB REGISTRAR-V
SOUTH 24 PGS., ALIPORE
16 DEC 2021

Partner Sana
S/o Late R. N. Sma
Anipro face cut
Kol-21.

Gardens, Police Station : Lake, Kolkata : 700045, (2) **SMT. SHANTA BISWAS**, having PAN : AIPPB6423K, Aadhaar No.6388 6250 5541, wife of Late Ajit Kumar Biswas, by creed : Hindu, Indian by National, by occupation : House-Wife, residing at 188/62, Prince Anwar Shah Road, Post Office : Lake Gardens, Police Station : Lake, Kolkata : 700045, (3) **SMT. SHUBHRA SEN**, having PAN : ASMPS1885P, Aadhaar No.3400 0864 5570, wife of Kalyan Sen, by creed : Hindu, Indian by National, by occupation : Service, residing at 2/20B, Netaji Nagar, Post Office : Regent Estate, Police Station : Netaji Nagar, Kolkata : 700092, (4) **SMT. TANDRA DEY**, having PAN : AHDPD1118Q, Aadhaar No.3591 3341 8081, wife of Debabrata Dey, by creed : Hindu, Indian by National, by occupation : Service, residing at 52/B/1, Parui Pucca Road, Post Office : Parnasree Pally, Police Station : Sarsuna, Kolkata : 700061, (5) **SMT. BITHIKA BISWAS**, having PAN : BADPB4731R, Aadhaar No.6721 3723 1421, wife of Late Ashit Kumar Biswas, by creed : Hindu, Indian by National, by occupation : House-Wife, residing at C-402, Arihant, Riddhi Siddhi, Plot No.24, Sector : 7, Ghansoli, Post Office : Ghansoli, Police Station : Ghansoli, Navi Mumbai, Thane, Maharashtra : 400701 and (6) **SRI ANIRBAN BISWAS**, having PAN : AHQPB6929E, Aadhaar No.3869 3479 0729, son

of Late Ashit Kumar Biswas, by creed : Hindu, Indian by National, by occupation : Business, residing at C-402, Arihant, Riddhi Siddhi, Plot No.24, Sector : 7, Ghansoli, Post Office : Ghansoli, Police Station : Ghansoli, Navi Mumbai, Thane, Maharashtra : 400701, hereinafter called and referred to as "the **PRINCIPAL**", **SEND GREETINGS** :-

WHEREAS we, the Principals herein are the absolute joint Owners of **ALL THAT** piece and parcel of undivided 3/4th share of land measuring about 3 (Three) Cottahs 8 (Eight) Chittacks 17 (Seventeen) Square Feet more or less together with 3/4th share of land old dilapidated Building having an area of 1500 (One Thousand Five Hundred) Square Feet more or less at being Municipal Premises No.188/62, Prince Anwar Shah Road, Police Station : Lake, Kolkata : 700045, within the limits of the Kolkata Municipal Corporation, under Ward No.93, entered into a registered Development Agreement on 16 / 12 /2021 with **SAMPURNA UNNATI NIGAM PRIVATE LIMITED**, a Private Limited Company, having its registered Office at 4th Floor, Flat No.4A, 21/7, Aswini Dutta Road, 4th Floor, Post Office : Sarat Bose Road, Police Station : Rabindra Sarobar, Kolkata : 700029,

represented by its Managing Director viz. **SRI TUSHAR S. KAMDAR**, son of Late Sharad. H. Kamdar of 38A/26, Jyotish Roy Road, Post Office : New Alipore, Police Station : Behala, Kolkata : 700053, morefully and particularly described in the **SCHEDULE** hereunder written and hereinafter referred to as "the **SAID PROPERTY**", out of the entire property as mentioned in the **SCHEDULE - "A"** of the said Development Agreement, which was duly registered this day in the Office of the D.S.R. V. at Alipore vide Being No...**5.7.9.1**... for the year 2021 as per terms and conditions clearly set forth therein.

AND WHEREAS in the Development Agreement it was inter-alia stated that the Owners will be allocated 40% of the total F.A.R. out of 100% of the total F.A.R. in finished and complete condition from the proposed Building, which is to be calculated upon the basis of the share of their land in respect of the said entire property.

AND WHEREAS in pursuance of the Development Agreement entered between ourselves and the Developer herein and in pursuance of understanding between the Parties it is necessary and also expedient for us to appoint to look after all our aforesaid property affairs during our absence.

NOW KNOW ALL BY THESE PRESENTS we, the above named Principals do hereby and hereunder nominate, constitute and appoint **SAMPURNA UNNATI NIGAM PRIVATE LIMITED**, having CIN : U45202WB2021PTC246426, PAN : ABGCS4418J, a Private Limited Company, having its registered Office at 4th Floor, Flat No.4A, 21/7, Aswini Dutta Road, 4th Floor, Post Office : Sarat Bose Road, Police Station : Rabindra Sarobar, Kolkata : 700029, represented by its Managing Director viz. **SRI TUSHAR S. KAMDAR**, having PAN : AKWPK2271M, Aadhaar No.7238 5672 5991, son of Late Sharad. H. Kamdar, by creed : Hindu, Indian by National, by occupation : Business, residing at 38A/26, Jyotish Roy Road, Post Office : New Alipore, Police Station : Behala, Kolkata : 700053, as our true and lawful Attorney in our names and on our behalf to do and execute and perform or caused to be done and executed and performed all or any of the following acts, deeds and things :-

1. To hold and defend possession of the said premises/property and every part thereof and receive and/or deliver possession thereof from and/or to any person or persons occupying thereon and also to manage maintain and administer the said property and every part thereof.

2. To pay all rents and taxes, charges, expenses and other outgoing whatsoever payable for or an account of the said premises or any portion thereof or any undivided share or shares therein and to ensure any Building thereon against loss or damages by fire and/or other risk as may be deemed necessary and/or desirable by our said Attorney and to pay all premium for such insurance.
3. To enforce any covenant/s, any Agreement/s, Declaration Deed/s or any other document/s relating to the said property or any part thereof except the Owner' allocation as mentioned in the Agreement and to enforce every right/s to that effect.
4. To appoint and terminate the appointment of Architect/ LBS., Engineer etc. and to get prepare Plan/s for demolition, to sign and submit Building Plan for construction and/or reconstruction of and/or additions and/or alterations to any new or existing Building or Buildings or structures on the said premises or any portion of portions thereof before the Kolkata Municipal Corporation and to put signature/s upon the Plan/s as will be required on our behalf as our constituted Attorney.

5. To build upon and exploit commercially the said premises by making construction of Building thereon and for that to demolish structures of whatsoever nature existing thereon or as may be constructed in future.
6. To appoint any Contractor/Sub-Contractor for construction work or Building thereon and to cancel the same and engage new Contractor to be done by the Attorney at its own discretion as if we do the same personally.
7. To apply for and obtain such certificate, permissions and clearance certificate and/or permissions from the competent Authority as may be required for execution and/or Registration of any Deed/s in respect of the said property in terms of the Agreement/s or other documents concerning the said premises and also to appear before and sign and submit all papers and documents of transfer concerning the said premises and make representations to the concern authorities for getting such certificate and/or permissions.

8. To install electric service line, meter and/or sub-meter and if necessary to obtain low/high tension electricity connection and to sign in all paper and documents relating to get electric connection and meter from the C.E.S.C. Authority or any other requirements for the said Building to be constructed and to enter into any Agreement or Agreements with any Party or Parties for the same.
9. To receive any booking money and/or earnest money or advance or advances and also the balance/entire consideration money from the intending Purchaser/s of the purchase money and to give, good, valid, receipt and/or discharges for the same to the Purchaser/s for the **DEVELOPER'S ALLOCATION** specifically mentioned in the Development Agreement.
10. To apply for and obtain connection for water, sewerage, electricity, gas and to apply for and avail all other facilities which may be required for the said premises. To sign and execute all other deed/s and document/s required to get the said connection from the concerned authorities, which

the Attorney shall consider necessary and as may be required to complete the proposed Building at the said property.

11. To represent ourselves before the Kolkata Municipal Corporation, P.W.D., C.P.W.D., K.I.T. and other Government or Semi Government Offices and Department in all respects. To pay sanction fees and other fees to the said the Kolkata Municipal Corporation for sanction of such Building Plan and other and/or to appear and represent before the said the Kolkata Municipal Corporation or any Authority.
12. To sign and execute all other deed/s and document/s required to get the water connection from the Kolkata Municipal Corporation, which the Attorney shall consider necessary and as may be required to complete the proposed Building at the said property and to pay all charges and expenses including the Kolkata Municipal Corporation rates and taxes, Building tax and other levies, which may be required of construction during the period.

13. To prepare, sign, execute, submit enter into modification, cancel, alter, draw, approve the same and also to present for registration and admit registration of all paper, documents, Deed/s, contract/s, Agreement/s, application/s, consent/s and other document/s as may in any way be required before the competent Authority to be or any of the powers herein contained including sale of the Developer's allocation of the said premises and every or any part thereof and the termination of all contract/s, right/s of occupancy/user and/or enjoyment by any person or persons whatsoever, the said property and also in connection with observing fulfilling and performing all the terms conditions and covenants on our part to be observed fulfilled and performed under the Development Agreement.

14. To file any complaint, suit, prosecute, enforce, defend, answer or oppose all actions and other legal proceedings against any persons and demand or negotiate regarding any of the matters aforesaid or any other matter, relating to the said premises in which we now or may hereinafter be interested or connected and also if our Attorney think

fit may compromise and may take any such action or institute proceedings as aforesaid before any court, civil or criminal or Revenue including the District Court or any other courts as the case may be.

15. To sign declare verify and affirm, plaint, written statements, petitions, Affidavit, Vokatnama, memorandum of appeal or any other documents or papers in any proceeding or in any way concern with the legal proceedings and appoint Advocate, Solicitor or expert in respect of the said premises or connected with any of the matters aforesaid and to file suit/proceedings before any court of law or any other Office concern, Government, Semi Government or other Offices and also shall able to insert advertisement in respect of the said property in the any paper/s for successful implementation of the proposed development work.
16. To appear and represent us before all Authorities, make commitments and give undertaking as be required for all or any of the purpose herein Contained.

17. To appear before the Kolkata Municipal Corporation and/or other authorities regarding the Tax assessment, drainage/ sewerage connection and obtaining completion certificate or in any other way relating to the said premises or any portion thereof or any undivided share or shares therein.

18. That the Attorney shall at all period of time be able to receive any amount of consideration from the intending Purchaser/s and/or Party or Parties thereof for and on behalf of us in respect of the Developer's allocation. Be it mentioned that the Attorney shall in all occasions be able to receive against Developer's allocation any amount of consideration in part or in full and/or as being paid by the Party or Parties and/or Purchaser/s thereof and/or from the loan sanctioning institute or institutes such as H.D.F.C., L.I.C., S.B.I., Home Finance, Home Trust, G.I.C. Housing Finance Limited etc. and/or from any Bank or whatsoever status and/or any Central Government, State Government or Semi Government Firms, institutions, organisations, undertaking etc. of whatsoever manner of nature and/or autonomous or private organisations, firms

etc. and shall also be able to issue proper and effectual, receipt or receipts for and on our behalf as our constituted Attorney.

19. To negotiate terms and to sell the Space/s and Flat/s from **DEVELOPER'S ALLOCATION** with proportionate share of land in the premises/said property to any Purchaser/s at such price which the said Attorney in its absolute discretion think proper.
20. To enter into any Agreement or Agreements with any Party or Parties or with the intending Purchaser/s for sale or sales of Space or Spaces with super structure or Flat/s from the **DEVELOPER'S ALLOCATION** along with proportionate share of land and/or cancel and the same with the intending Purchaser/s.
21. To receive any booking money and/or earnest money or advance or advances and also the balance/entire consideration money from the intending Purchaser/s of the purchase money and to give, good, valid, receipt and/or discharges for the same to the Purchaser/s in respect of the Developer's allocation.

22. That the Attorney shall or may sign and to execute any Agreement/s, Deed of Conveyance/s and to deliver any Conveyance/s for the selling Flat/s and Space/s from the **DEVELOPER'S ALLOCATION** in the proposed Building with easements rights of the common areas of the proposed selling of Space/s and Flat/s along with proportionate share of land in favour of the intending Purchaser/s or his/her/her nominee/s and in the Agreement/s, Deed of Conveyance/s of the proposed sale, the said Attorney shall receive and acknowledge the advances and/or booking money and/or earnest money and/or full consideration money from the intending Purchaser/s in our names and the same shall be treated as receipt by us personally from the intending Purchaser/s.
23. To sign and execute all other deed/s, instrument/s and assurance/s which the Attorney shall consider necessary and to enter into and/or agree to such covenant and condition as may be required to complete the proposed Building at the said property and for fully and effectually conveying the said proportionate share of land, Flat/s and

Space/s together with the easements right of the common passage and spaces in the property on and for our behalf and it is to be treated as done by us being present ourselves personally.

24. To observe fulfill and perform all the terms conditions and obligations on our part or to be observed fulfilled and performed according to the said Agreement and to execute all our rights therein by our said Attorney.

THIS POWER is involved with interest and is credited for valuable consideration and to be effected under the Contract Act and whatsoever acts, deeds and things concerning the said property to be done by the Attorney shall be deemed to be done on behalf of us and our said Attorney be bound by such acts, deeds and things so done.

AND GENERALLY to do all acts, deeds and things concerning the said premises or in any part thereof and for better exercise of the Authorities herein contained which we could have lawfully done under our own hands and seals, if personally present.

THE SCHEDULE ABOVE REFERRED TO

(DESCRIPTION OF THE SAID PROPERTY)

ALL THAT piece and parcel of undivided 3/4th share of land measuring about 3 (Three) Cottahs 8 (Eight) Chittacks 17 (Seventeen) Square Feet more or less together with 3/4th share of land old dilapidated Building having an area of 1500 (One Thousand Five Hundred) Square Feet more or less, situate and lying at Mouza : Arakpur, Pargana : Khaspur, J.L. No.39, R.S. No.42, Touzi No.151 & 152, under Khatian Nos.720, 818 & 561, appertaining to C.S. Dag Nos.300 & 302, being known and numbered as Municipal Premises No.188/62, Prince Anwar Shah Road, Police Station : Lake, Kolkata : 700045, within the limits of the Kolkata Municipal Corporation, under Ward No.93, bearing Assessee No.21-093-09-0319-0 together with all right, title, interest and right of easement attached thereto and the same is butted & bounded by :-

ON THE NORTH : 20' wide Black Top Road ;
ON THE SOUTH : P-39, Prince Anwar Shah Road ;
ON THE EAST : P-55, Prince Anwar Shah Road ;
ON THE WEST : P-57, Prince Anwar Shah Road.

IN WITNESS WHEREOF the Parties hereto have hereunto set and subscribed their respective hands and signature on the 16th day of December, 2021 (Two Thousand Twenty-One).

SIGNED, SEALED & DELIVERED

by the Parties at Kolkata
in the presence of :-

① Arzini Roychowdhury

② Shubhr. Sen

③ Shanta Biswas

④ Jendra Dey

⑤ Bithika Biswas

⑥ Anirban Biswas

WITNESSES :-

1. Sambharsi Banerjee
1/26 Netaji, Nayak
Lane - 92

2. Prabhat Kumar Sarda
26, Ra Charan Ghosh
Lane, Kol - 39

Signature of the **PRINCIPALS**

Accepted by me

SAMPURNA UNNATI NIGAM PRIVATE LIMITED



Director

Signature of the **ATTORNEY**

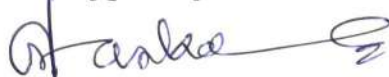
Drafted by me :-

Santana Alipore
WS/489/89

Advocate

Alipore Judges' Court, Kol : 27.

Computer Typed by :-



DEBASISH NASKAR

Alipore Judges' Court, Kol : 27.



Thumb 1st finger Middle Finger Ring Finger Small Finger

left hand					
right hand					

Name ...ANJAN BISWAS

Signature ...Anjan Biswas



Thumb 1st finger Middle Finger Ring Finger Small Finger

left hand					
right hand					

Name ...SHANTA BISWAS

Signature ...Shanta Biswas



Thumb 1st finger Middle Finger Ring Finger Small Finger

left hand					
right hand					

Name ...SHUBHRA SEN

Signature ...Shubhra Sen



Thumb 1st finger Middle Finger Ring Finger Small Finger

left hand					
right hand					

Name ...TANDRA DEBY

Signature ...Tandra Deby



Thumb 1st finger Middle Finger Ring Finger Small Finger

left hand					
right hand					

Name ...BITHIKA BISWAS

Signature Bithika Biswas



Thumb 1st finger Middle Finger Ring Finger Small Finger

left hand					
right hand					

Name ...ANIRBAN BISWAS

Signature Anirban Biswas



Thumb 1st finger Middle Finger Ring Finger Small Finger

left hand					
right hand					

Name ...TUSHAR S. KAMDAR

Signature Kamdar

Thumb 1st finger Middle Finger Ring Finger Small Finger

PHOTO	left hand					
	right hand					

Name

Signature



3

DISTRICT SUB REGISTRAR-V
SOUTH 24 PGS., ALIPORE
16 DEC 2021



ई- स्थायी लेखा संख्या कार्ड
e - Permanent Account Number (e-PAN) Card
ABGCS4418J

नाम / Name SAMPURNA UNNATI NIGAM PRIVATE LIMITED

निगमन/गठन की तारीख
Date of Incorporation / Formation 15/07/2021



Signature Not Verified

Digitally signed by
Income Tax Deptt.
Date: 2021.07.15 10:56:11
GMT+05:30

- ✓ Permanent Account Number (PAN) facilitate Income Tax Department linking of various documents, including payment of taxes, assessment, tax demand tax arrears, matching of information and easy maintenance & retrieval of electronic information etc. relating to a taxpayer
स्थायी लेखा संख्या (पैन) एक करदाता से संबंधित विभिन्न दस्तावेजों को जोड़ने में आयकर विभाग को सहायक होता है। निगम करों के भुगतान, आकलन, कर मांग, टैक्स बकाया, सूचना के मिलान और इलेक्ट्रॉनिक जानकारी का आसान रखरखाव व बहाली आदि भी शामिल है।
- ✓ Quoting of PAN is now mandatory for several transactions specified under Income Tax Act, 1961 (Refer Rule 114B of Income Tax Rules, 1962)
आयकर अधिनियम, 1961 के तहत निर्दिष्ट कई लेनदेन के लिए स्थायी लेखा संख्या (पैन) का उल्लेख अब अनिवार्य है (आयकर नियम, 1962 के नियम 114B. का संदर्भ लें)
- ✓ Possessing or using more than one PAN is against the law & may attract penalty of upto Rs. 10,000.
एक से अधिक स्थायी लेखा संख्या (पैन) का रखना या उपयोग करना, कानून के विरुद्ध है और इसके लिए 10,000 रुपये तक का दंड लगाया जा सकता है।
- ✓ The PAN Card enclosed contains Enhanced QR Code which is readable by a specific Android Mobile App. Keyword to search this specific Mobile App on Google Play Store is "Enhanced QR Code Reader for PAN Card".
संलग्न पैन कार्ड में एनहांस क्यूआर कोड शामिल है जो एक विशिष्ट एंड्रॉइड मोबाइल ऐप द्वारा पठनीय है। Google Play Store पर इस विशिष्ट मोबाइल ऐप को खोजने के लिए कीवर्ड "Enhanced QR Code Reader for PAN Card" है।

Cut

<p>आयकर विभाग INCOME TAX DEPARTMENT</p> <p>स्थायी लेखा संख्या कार्ड Permanent Account Number Card ABGCS4418J</p> <p>नाम / Name SAMPURNA UNNATI NIGAM PRIVATE LIMITED</p> <p>निगमन/गठन की तारीख Date of Incorporation/Formation 15/07/2021</p>	<p>भारत सरकार GOVT. OF INDIA</p>	<p>इस कार्ड के खोने/पाने पर कृपया सूचित करें/लौटायें: आयकर पैन सेवा इकाई, एन एस डी एल 5 वीं मंजिल, मंत्री स्टर्लिंग, प्लॉट नं. 341, सर्वे नं. 997/8, मोडेल कोलाय, दीप बंगला चौक के पास, पुणे - 411 016.</p> <p>If this card is lost / someone's lost card is found, please inform / return to: Income Tax PAN Services Unit, NSDL, 5th Floor, Mantri Sterling, Plot No. 341, Survey No. 997/8, Model Colony, Near Deep Bungalow Chowk, Pune - 411 016.</p> <p>Tel: 91-20-2721 8080, Fax: 91-20-2721 8081 e-mail: fininfo@nsdl.co.in</p>
---	--------------------------------------	---

Electronically issued and Digitally signed by SAMPURNA UNNATI NIGAM PRIVATE LIMITED Issue of Permanent Account Number (PAN) post amendments in clause (e) in the Explanation occurring after sub-section (8) of Section 139A of Income Tax Act, 1961 and sub-rule (6) of Rule 114 of the Income Tax Rules, 1962. For more details, visit [www.itsm.nsdli.co.in](#)

Director

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

TUSHAR S KAMDAR
SHARAD H KAMDAR

19/07/1983
Permanent Account Number
AKWPK2271M


Signature





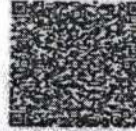
Sharad



भारत सरकार
GOVERNMENT OF INDIA

Tushar.S. Kamdar

DOB: 19/07/1983
MALE



7238 5672 5991

मेरा आधार, मेरी पहचान



संघीय विशिष्ट पहचान प्राधिकरण
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

Address

S/O Sharad.H.Kamdar, 38A/26, JYOTISH
ROY ROAD, New Alipore, Kolkata,
West Bengal - 700053

7238 5672 5991

1947
1800 300 1947

help@uidai.gov.in

www.uidai.gov.in

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



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

Enrolment No.: 1193/63116/00162

To Anjan Biswas
S/O Late Alul Chandra Biswas
18062
Prince Anwar Shah Road
Lake gardens
Lake Gardens S.O
Kolkata
West Bengal - 700045
Mobile : 9231577707

Date: 13/11/2017

Ref No: 00004686-00159894-00182618



UB 07297711 3 IN

आपका आधार क्रमांक / Your Aadhaar No. :

2603 6658 8022

आधार — आम आदमी का अधिकार



भारत सरकार
GOVERNMENT OF INDIA



Anjan Biswas
Year of Birth: 1947
Male

2603 6658 8022



आधार — आम आदमी का अधिकार

Handwritten signature

स्थायी लेखा संख्या / PERMANENT ACCOUNT NUMBER

ADTPB4726C



नाम / NAME
ANJAN BISWAS

पिता का नाम / FATHER'S NAME
ATUL CHANDRA BISWAS

जन्म तिथि / DATE OF BIRTH
01-03-1947

हस्ताक्षर / SIGNATURE

Anjan Biswas

AB Bis

असकय आगुछ, प.नं.-XI

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

Anjan Biswas

8



ভারত সরকার
 Unique Identification Authority of India
 Government of India

অনুলিপিত্ব সংখ্যা / Enrollment No. : 1490/11136/11222

17032017

To
 Shanta Biswas
 শান্তা বিস্বাস
 W/O: Ajit Kumar Biswas
 188/62
 Prince Anwar Shah Road
 Lake Gardens
 Lake Gardens, Circus Avenue, Kolkata,
 West Bengal - 700045
 9830421684



KA147154489FH

14715448



আপনার আধার সংখ্যা / Your Aadhaar No. :

6388 6250 5541

আমার আধার, আমার পরিচয়



ভারত সরকার
 Government of India

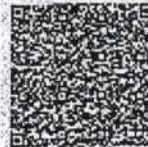


শান্তা বিস্বাস
 Shanta Biswas
 পিতা : বিনয়কুমার ঘোষ রায়
 Father : Binaykumar Ghosh Roy

জন্মতারিখ / DOB: 11/05/1945

স্বকীয়তা / Female

6388 6250 5541



আমার আধার, আমার পরিচয়

Shanta Biswas

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

SHANTA BISWAS
BENOY BHUSHAN GHOSH ROY
11/05/1945

Permanent Account Number
AIPPB6423K

Shanta Biswas

Signature



Shanta Biswas



ভাৰত সৰকাৰ



আধাৰ

অনন্যায়শূন্যতাৰ বাবে সমস্ত মানৱৰ অধিকাৰ

ভাৰত সৰকাৰ

Unique Identification Authority of India
Government of India

ভাৰতীয় চৰকাৰৰ আই ডি / Enrollment No.: 1040/21166/02009



ভাৰত সৰকাৰ
Government of India



শুভা সেন
Shubhra Sen
পিতা : অজিত কুমাৰ বিশ্বাস
Father: Ajit Kumar Biswas
জন্মতাৰিখ / DOB : 31/12/1971
মহিলা / Female



3400 0864 5570

আধাৰ - সাধাৰণ মানুহৰ অধিকাৰ

To
শুভা সেন
Shubhra Sen
2/20B NETAJI NAGAR
Regent Estate
Regent Estate
Circus Avenue Kolkata
West Bengal 700092

79391370



MN793913700FT




Shubhra Sen

আপনাৰ আধাৰ সংখ্যা / Your Aadhaar No. :

3400 0864 5570

আধাৰ - সাধাৰণ মানুহৰ অধিকাৰ

स्थायी लेखा संख्या /PERMANENT ACCOUNT NUMBER
ASMPS1885P



नाम /NAME
SHUBHRA SEN

पिता का नाम /FATHER'S NAME
AJIT KUMAR BISWAS

जन्म तिथि /DATE OF BIRTH
31-12-1971

हस्ताक्षर /SIGNATURE
Shubhra Sen

आयकर आयुक्त, (कम्प्यू. अपा.), कोलकाता.
COMMISSIONER OF INCOME-TAX(C.O.), KOLKATA

Shubhra Sen



ভারত সরকার

ভারত সরকার

Unique Identification Authority of India
Government of India

আপনার আধার আইডি / Enrollment No. : 1215/80054/01075

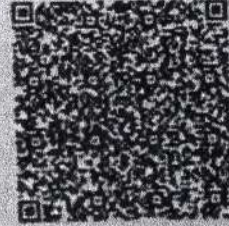
08/09/2016

To
TANDRA DEY
তন্দ্রা দে
W/O: Debabrata Dey
52/B/1
PARUI PACCA ROAD
Sarsuna
Sarsuna, South 24 Parganas
West Bengal - 700061
9830567891



KH550649239FT

55064923



আপনার আধার সংখ্যা / Your Aadhaar No. :

3591 3341 8081

আধার - সাধারণ মানুষের অধিকার



তন্দ্রা দে
TANDRA DEY
পিতা : অজিত কুমার বিস্বাস
Father : AJIT KUMAR BISWAS

জন্মতারিখ / DOB: 05/10/1974
সঙ্গীতা / Female

3591 3341 8081



আধার - সাধারণ মানুষের অধিকার

Tandra De

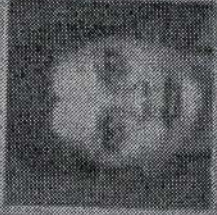
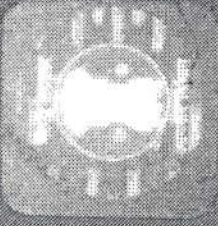
आयकर विभाग

INCOME TAX DEPARTMENT



भारत सरकार

GOVT. OF INDIA



TANDRA DEY

AJIT KUMAR BISWAS

09/10/1974

Permanent Account Number

AHDPD1118Q

Signature

Signature

Tandra Dey



भारत सरकार



आधार

भारतीय विशिष्ट ओळख प्राधिकरण

भारत सरकार

Unique Identification Authority of India
Government of India

नोंदविण्याचा क्रमांक / Enrollment No 1498/55082/00387

To,
बितिका बिस्वास
Bithika Biswas
D/O: Amiya Das
C / 402
Plot no - 24
Arihant Riddhi Siddhi Apartment Sector - 7 Ghansoli
Navi Mumbai
Ghansoli Thane Thane
Maharashtra 400701
9967621524

Ref: 307 / 22M / 45196 / 45305 / P



SE010745074FT



आपला आधार क्रमांक / Your Aadhaar No. :

6721 3723 1421

आधार - सामान्य माणसाचा अधिकार



भारत सरकार

Government of India



बितिका बिस्वास
Bithika Biswas
जन्म तारीख / DOB : 15/09/1951
स्त्री / Female



6721 3723 1421

आधार - सामान्य माणसाचा अधिकार

Bithika Biswas

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

BITHIKA BISWAS

AMIYA DAS

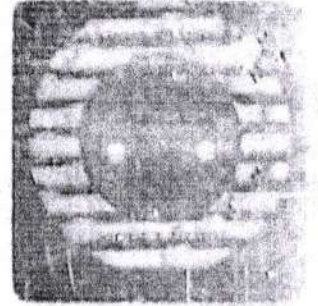
15/09/1951

Permanent Account Number

BADPB4731R

Biswas

Signature



Bithika Biswas



भारत सरकार



आधार

भारतीय विशिष्ट ओळख प्राधिकरण

भारत सरकार

Unique Identification Authority of India
Government of India

नोंदविण्याचा क्रमांक / Enrollment No 1218/60841/65191

To,

अनिरबन बिस्वास

Anirban Biswas

C-402, Arihant Riddhi Siddhi, Plot No 24

Near D mart Sector-7, Ghansoli

Navi Mumbai

Ghansoli Thane Thane

Maharashtra 400701

9324059664

16/01/2014

Ref: 265 / 30A / 70164 / 70550 / P



SH855271971FT



आपला आधार क्रमांक / Your Aadhaar No. :

3869 3479 0729

आधार - सामान्य माणसाचा अधिकार



भारत सरकार

Government of India



अनिरबन बिस्वास

Anirban Biswas

जन्म तारीख / DOB : 15/06/1978

पुरुष / Male



3869 3479 0729

आधार - सामान्य माणसाचा अधिकार

Anirban Biswas

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

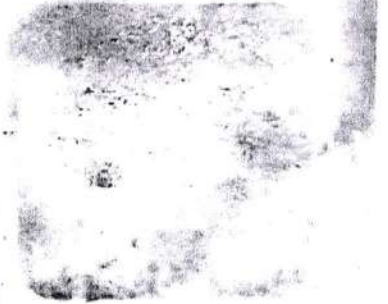
ANIRBAN BISWAS

ASIT KUMAR BISWAS

15/06/1978

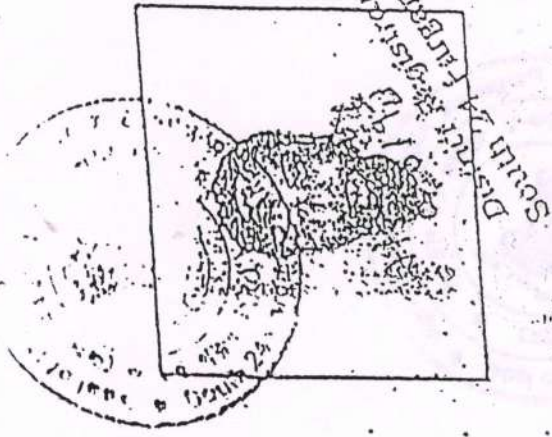
Permanent Account Number

AHQPB6929E



Signature

Anirban Biswas



NAME.....Santha Sana.....
FATHER'S NAME.....Sri. Rabintra Nath Sana.....
FULL ADDRESS.....14 - Ghatak Jagabati, Puri,
P.O. - Jorjori, P.S. - Udaybena
District - Hoarab.....

UNDER THE POWERS

Conferred by the West Bengal Registration (Deed Writers) Rules, 1982, the District Registrar, South 24 Parganas is pleased to issue this licence

DR L. HOSKAR - F.S. FORM

To practice as a Deed writer in

Partha Sena

His Licence No. ALP-139

Place: South 24 Parganas
 Dated: 19.6.2013

ENDORSEMENTS OF RENEWAL

Sl. No.	Date	Amount Remitted and Particulars of Remittance	RENEWED From To	Signature & Designation of Renewing Authority	Remarks, if any
1	19/6/13	Rs. 25 deposited through in ch. vide ch no x dt 19.6.13 Rs 15 deposited in ch. no - 15 dt 22-4-13 Rs 15 deposited in ch. no - 15 dt 22-4-13 Rs. 15 deposited to S.P.I. to court branch	19/6/13 to 31/12/15 1/2/14 to 31/12/14 1/2/15 to 31/12/15 1/1/16 to 31/12/16	6/19/13 District Registrar South 24 Parganas District Registrar South 24 Parganas District Registrar South 24 Parganas	Renewal of licence 17/6/13 16/6/13 19/6/13 District Registrar South 24 Parganas



Major Information of the Deed

Deed No :	I-1630-05798/2021	Date of Registration	16/12/2021
Query No / Year	1630-8002642311/2021	Office where deed is registered	
Query Date	16/12/2021 1:22:07 PM	1630-8002642311/2021	
Applicant Name, Address & Other Details	Partha Sana Thana : Alipore, District : South 24-Parganas, WEST BENGAL, Mobile No. : 9830737513, Status :Deed Writer		
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. 2/-	Rs. 1,38,40,799/-		
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]:- 163005791/2021 Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :










District: South 24-Parganas, P.S:- Lake, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Pr Anwar Shah Road, , Premises No: 188/62, , Ward No: 093 Pin Code : 700045



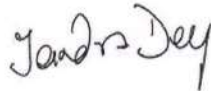


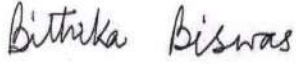


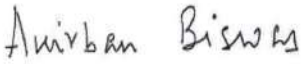
Sch No	Plot Number	Khatian Number	Land Use Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1			Bastu		1902.75 Sq Ft	1/-	1,30,81,424/-	Property is on Road , Project Name :
Grand Total :					4.3605Dec	1 /-	130,81,424 /-	

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	1125 Sq Ft.	1/-	7,59,375/-	Structure Type: Structure
<p>Gr. Floor, Area of floor : 375 Sq Ft.,Residential Use, Cemented Floor, Age of Structure: 5 Years, Roof Type: Pucca, Extent of Completion: Complete</p> <p>Floor No: 1, Area of floor : 375 Sq Ft.,Residential Use, Cemented Floor, Age of Structure: 5 Years, Roof Type: Pucca, Extent of Completion: Complete</p> <p>Floor No: 2, Area of floor : 375 Sq Ft.,Residential Use, Cemented Floor, Age of Structure: 5 Years, Roof Type: Pucca, Extent of Completion: Complete</p>					
Total :		1125 sq ft	1 /-	7,59,375 /-	

Principal Details :




Sl No	Name,Address,Photo,Finger print and Signature			
1	Name ANJAN BISWAS Son of Late ATUL CHANDRA BISWAS Executed by: Self, Date of Execution: 16/12/2021 , Admitted by: Self, Date of Admission: 16/12/2021 ,Place : Office	 16/12/2021	 LTI 16/12/2021	 16/12/2021
	188/62, PR ANWAR SHAH ROAD, City:- , P.O:- LAKE GARDENS, P.S:-Lake, District:-South 24-Parganas, West Bengal, India, PIN:- 700045 Sex: Male, By Caste: Hindu, Occupation: Retired Person, Citizen of: India, PAN No.:: ADxxxxxx6C, Aadhaar No: 26xxxxxxxx8022, Status :Individual, Executed by: Self, Date of Execution: 16/12/2021 , Admitted by: Self, Date of Admission: 16/12/2021 ,Place : Office			
2	Name SHANTA BISWAS Wife of Late AJIT KUMAR BISWAS Executed by: Self, Date of Execution: 16/12/2021 , Admitted by: Self, Date of Admission: 16/12/2021 ,Place : Office	 16/12/2021	 LTI 16/12/2021	 16/12/2021
	188/62, PR ANWAR SHAH ROAD, City:- , P.O:- LAKE GARDENS, P.S:-Lake, District:-South 24-Parganas, West Bengal, India, PIN:- 700045 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: AIxxxxxx3K, Aadhaar No: 63xxxxxxxx5541, Status :Individual, Executed by: Self, Date of Execution: 16/12/2021 , Admitted by: Self, Date of Admission: 16/12/2021 ,Place : Office			
3	Name SHUBHRA SEN Wife of KALYAN SEN Executed by: Self, Date of Execution: 16/12/2021 , Admitted by: Self, Date of Admission: 16/12/2021 ,Place : Office	 16/12/2021	 LTI 16/12/2021	 16/12/2021
	2/20B, NETAJI NAGAR, City:- , P.O:- REGENT PARK, P.S:-Jadavpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700092 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: ASxxxxxx5P, Aadhaar No: 34xxxxxxxx5570, Status :Individual, Executed by: Self, Date of Execution: 16/12/2021 , Admitted by: Self, Date of Admission: 16/12/2021 ,Place : Office			

4	Name	Photo	Finger Print	Signature
	TANDRA DEY Wife of DEBABRATA DEY Executed by: Self, Date of Execution: 16/12/2021 , Admitted by: Self, Date of Admission: 16/12/2021 ,Place : Office			
	16/12/2021	LTI 16/12/2021	16/12/2021	
52/B/1, PARUI PUCCA ROAD, City:- , P.O:- SARSUNA, P.S:-Thakurpukur, District:-South 24-Parganas, West Bengal, India, PIN:- 700061 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: AHxxxxxx8Q, Aadhaar No: 35xxxxxxxx8081, Status :Individual, Executed by: Self, Date of Execution: 16/12/2021 , Admitted by: Self, Date of Admission: 16/12/2021 ,Place : Office				
5	Name	Photo	Finger Print	Signature
	BITHIKA BISWAS Wife of Late ASHIT KUMAR BISWAS Executed by: Self, Date of Execution: 16/12/2021 , Admitted by: Self, Date of Admission: 16/12/2021 ,Place : Office			
	16/12/2021	LTI 16/12/2021	16/12/2021	
C 402, ARIHANT, RIDDHI SIDDHI GHANSOLI, Block/Sector: 7, City:- , P.O:- NAVI MUMBAI, P.S:-THANE RAILWAY, District:-Mumbai, Maharashtra, India, PIN:- 400701 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: BAxxxxxx1R, Aadhaar No: 67xxxxxxxx1421, Status :Individual, Executed by: Self, Date of Execution: 16/12/2021 , Admitted by: Self, Date of Admission: 16/12/2021 ,Place : Office				
6	Name	Photo	Finger Print	Signature
	ANIRBAN BISWAS Son of Late ASHIT KUMAR BISWAS Executed by: Self, Date of Execution: 16/12/2021 , Admitted by: Self, Date of Admission: 16/12/2021 ,Place : Office			
	16/12/2021	LTI 16/12/2021	16/12/2021	
C 402, ARIHANT, RIDDHI SIDDHI GHANSOLI, Block/Sector: 7, City:- , P.O:- NAVI MUMBAI, P.S:-THANE RAILWAY, District:-Mumbai, Maharashtra, India, PIN:- 400701 Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: India, PAN No.:: AHxxxxxx9E, Aadhaar No: 38xxxxxxxx0729, Status :Individual, Executed by: Self, Date of Execution: 16/12/2021 , Admitted by: Self, Date of Admission: 16/12/2021 ,Place : Office				




Attorney Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	SAMPURNA UNNATI NIGAM PRIVATE LIMITED 21/7, ASWINI DUTTA ROAD, City:- , P.O:- SARAT BOSE ROAD, P.S:-Lake, District:-South 24-Parganas, West Bengal, India, PIN:- 700029 , PAN No.:: ABxxxxxx8J,Aadhaar No Not Provided, Status :Organization, Executed by: Representative

Representative Details :

SI No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	TUSHAR S KAMDAR (Presentant) Son of Late SHARAD H KAMDAR Date of Execution - 16/12/2021, , Admitted by: Self, Date of Admission: 16/12/2021, Place of Admission of Execution: Office	 <small>Dec 16 2021 1:45PM</small>	 <small>LTI 16/12/2021</small>	 <small>16/12/2021</small>
38A/26, JYOTISH ROY ROAD, City:- , P.O:- NEW ALIPORE, P.S:-Behala, District:-South 24-Parganas, West Bengal, India, PIN:- 700053, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AKxxxxxx1M, Aadhaar No: 72xxxxxxx5991 Status : Representative, Representative of : SAMPURNA UNNATI NIGAM PRIVATE LIMITED (as PROPRIETOR)				

Identifier Details :

Name	Photo	Finger Print	Signature
Mr Partha Sana Son of Late R N Sana Alipore Police Court, City:- , P.O:- Alipore, P.S:-Alipore, District:-South 24-Parganas, West Bengal, India, PIN:- 700027	 <small>16/12/2021</small>	 <small>16/12/2021</small>	 <small>16/12/2021</small>
Identifier Of ANJAN BISWAS, SHANTA BISWAS, SHUBHRA SEN, TANDRA DEY, BITHIKA BISWAS, ANIRBAN BISWAS, TUSHAR S KAMDAR			

Transfer of property for L1

SI.No	From	To. with area (Name-Area)
1	ANJAN BISWAS	SAMPURNA UNNATI NIGAM PRIVATE LIMITED-0.726746 Dec
2	SHANTA BISWAS	SAMPURNA UNNATI NIGAM PRIVATE LIMITED-0.726746 Dec
3	SHUBHRA SEN	SAMPURNA UNNATI NIGAM PRIVATE LIMITED-0.726746 Dec
4	TANDRA DEY	SAMPURNA UNNATI NIGAM PRIVATE LIMITED-0.726746 Dec
5	BITHIKA BISWAS	SAMPURNA UNNATI NIGAM PRIVATE LIMITED-0.726746 Dec
6	ANIRBAN BISWAS	SAMPURNA UNNATI NIGAM PRIVATE LIMITED-0.726746 Dec

Transfer of property for S1

SI.No	From	To. with area (Name-Area)
1	ANJAN BISWAS	SAMPURNA UNNATI NIGAM PRIVATE LIMITED-187.50000000 Sq Ft
2	SHANTA BISWAS	SAMPURNA UNNATI NIGAM PRIVATE LIMITED-187.50000000 Sq Ft
3	SHUBHRA SEN	SAMPURNA UNNATI NIGAM PRIVATE LIMITED-187.50000000 Sq Ft
4	TANDRA DEY	SAMPURNA UNNATI NIGAM PRIVATE LIMITED-187.50000000 Sq Ft
5	BITHIKA BISWAS	SAMPURNA UNNATI NIGAM PRIVATE LIMITED-187.50000000 Sq Ft
6	ANIRBAN BISWAS	SAMPURNA UNNATI NIGAM PRIVATE LIMITED-187.50000000 Sq Ft

On 16-12-2021

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.

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

Presented for registration at 13:33 hrs on 16-12-2021, at the Office of the D.S.R. - V SOUTH 24-PARGANAS by TUSHAR S KAMDAR .,

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 1,38,40,799/-

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

Execution is admitted on 16/12/2021 by 1. ANJAN BISWAS, Son of Late ATUL CHANDRA BISWAS, 188/62, PR ANWAR SHAH ROAD, P.O: LAKE GARDENS, Thana: Lake, , South 24-Parganas, WEST BENGAL, India, PIN - 700045, by caste Hindu, by Profession Retired Person, 2. SHANTA BISWAS, Wife of Late AJIT KUMAR BISWAS, 188/62, PR ANWAR SHAH ROAD, P.O: LAKE GARDENS, Thana: Lake, , South 24-Parganas, WEST BENGAL, India, PIN - 700045, by caste Hindu, by Profession House wife, 3. SHUBHRA SEN, Wife of KALYAN SEN, 2/20B, NETAJI NAGAR, P.O: REGENT PARK, Thana: Jadavpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700092, by caste Hindu, by Profession House wife, 4. TANDRA DEY, Wife of DEBABRATA DEY, 52/B/1, PARUI PUCCA ROAD, P.O: SARSUNA, Thana: Thakurpukur, , South 24-Parganas, WEST BENGAL, India, PIN - 700061, by caste Hindu, by Profession House wife, 5. BITHIKA BISWAS, Wife of Late ASHIT KUMAR BISWAS, C 402, ARIHANT, RIDDHI SIDDHI GHANSOLI, Sector: 7, P.O: NAVI MUMBAI, Thana: THANE RAILWAY, , Mumbai, MAHARASHTRA, India, PIN - 400701, by caste Hindu, by Profession Others

Indetified by Mr Partha Sana, , , Son of Late R N Sana, Alipore Police Court, P.O: Alipore, Thana: Alipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Hindu, by profession Deed Writer

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

Execution is admitted on 16-12-2021 by TUSHAR S KAMDAR, PROPRIETOR, SAMPURNA UNNATI NIGAM PRIVATE LIMITED, 21/7, ASWINI DUTTA ROAD, City:- , P.O:- SARAT BOSE ROAD, P.S:-Lake, District:-South 24-Parganas, West Bengal, India, PIN:- 700029

Indetified by Mr Partha Sana, , , Son of Late R N Sana, Alipore Police Court, P.O: Alipore, Thana: Alipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Hindu, by profession Deed Writer

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 33758, Amount: Rs.100/-, Date of Purchase: 13/12/2021, Vendor name: Subhankar Das

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

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1630-2022, Page from 524 to 569

being No 163005798 for the year 2021.



Digitally signed by RITA LEPCHA DAS
Date: 2022.01.03 16:54:31 -08:00
Reason: Digital Signing of Deed.

[Handwritten signature]

(Rita Lepcha) 2022/01/03 04:54:31 PM
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - V SOUTH 24-PARGANAS
West Bengal.

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