

06/07/22

D-8276/22



পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

AH 290762

22/07/2022
D-8002235729/2022



DEVELOPMENT POWER OF ATTORNEY

THIS POWER OF ATTORNEY is made on this the 22 day of July 2022.

BY

SRI MANOJ KUMAR SHAW (PAN-ALAPS8304A) & (AADHAR NO. 2049 6938 8334) son of Sri Lal Chand Shaw , by Nationality Indian, by faith Hindu by Occupation Business , residing at 3, Hospital Street, Post Office- Princep Street, Kolkata -700 072, Police Station- Bowbazar, District -Kolkata hereinafter referred to as the "PRINCIPAL /EXECUTANT " (which term or expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include his heirs, heiresses, executors administrators, legal representatives and assigns) of the ONE PART

034538

No.....
Address.....
Rs.....
SWAPAN K. DAS
ADVOCATE
HIGH COURT CAL-4

01 JUN 2022

01 JUN 2022

01 JUN 2022

SIPRA DEY

Licence No.: 18A

Code : 1070

1, N. S. Road, Kolkata-700 001

[Handwritten signature]



Authenticated by me
Bekhas Kumar Choud
Advocate, Calcutta High Court
WB/733/1995

District Sub-Registrar-IV
Registrar U/S 7 (2) of
Registration 1908
Alipore, South 24 Parganas
22 JUL 2022

IN FAVOUR OF

M/S. MEGA E- SOLUTIONS PRIVATE LIMITED (PAN-AAHCM8023B), a Private Limited Company having its registered office at 70, Lake East 6th Road, Santoshpur, Kolkata 700 075, Police Station- Survey Park, District -South 24 Parganas represented by its Director **AVIJIT NASKAR (PAN-ACHPN3527G) & (AADHAR NO. – 3673 8280 9703)** son of Jay Ram Naskar by Nationality Indian, by Faith Hindu, by Occupation Business, residing at 70, Lake East, 6th Road, Post Office – Santoshpur, Kolkata – 700 075, Police Station- Survey Park, District –South 24 Parganas , hereinafter referred to as the “**ATTORNEY**”.

WHEREAS the Principal is the sole and absolute owner and solely and absolutely seized and possessed of **ALL THAT** piece and parcel of **Bastu land** measuring about **05 Cottachs 15 Chittacks 25 sq ft** more or less, **TO-GETHER WITH** one R.T. Structures measuring about 250 sq ft more or less , standing there at , comprised under Mouza Nayabad, J.L.No.25, R.S.No.03, Touzi No.56, R.S.Khatian No. 85, R.S. Dag No.183, ,being **Premises No.3581/1, Nayabad**, under **Assesses No. 31-109-08-9323-7**, lying and situate within the local limit of the Kolkata Municipal Corporation under Ward No.109, Kolkata 700 099, A.D.S.R at Sealdah, Police Station- Purba Jadavpur, District- South 24 Parganas(More fully and particularly described in the **SCHEDULE** hereunder written and hereinafter referred to as the said **PROPERTY**).

AND WHEREAS by the reason of a Development Agreement dated 22/07/2022, registered with the District Sub Registrar-IV at Alipore , duly recorded in Book No. I, Being No. **8260**..... for the Year 2022, the Owner herein appointed the said **MEGA E SOLUTIONS PRIVATE LIMITED** as the Developer of the said Property for development of the said land in terms of the said Agreement.

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



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NOW KNOW YE ALL MEN BY THESE PRESENTS that I the said Principal/ Executant, (hereinafter referred to as the OWNER) do hereby nominate appoint and constitute the said **MEGA E SOLUTIONS PRIVATE LIMITED**) duly represented by its Director **AVIJIT NASKAR** (Hereinafter referred to as the **ATTORNEY**) as my true and lawful Attorney for me and on my behalf and in my name place and stead to diligently act and to do the following acts, deeds and things as specified hereinafter.

- 1) To defend possession of the entirety of the said PROPERTY described in schedule hereof.
- 2) To cause the survey as also measurement of the said property by the local municipal staff members or other Central or State Government Agencies and/ or departments and further to cause erection and/ or affixation and/ or installation of pillars as also fencing all around the said property at such costs and such terms and in such manner as the Attorney shall think proper;
- 3) To appear and represent us before any Notary Public, Inspector General of Registration, Registrar of Assurances, Chief Judicial Magistrate having jurisdiction and to present for registration and to acknowledge papers statements, declarations as may be necessary and/ or required from time to time.
- 4) To appear and represent us in any courts, civil or criminal in India relating to the said premises and for the aforesaid purpose to sign all papers, documents affidavit, Plaint, written statements, petition and to give evidence on our behalf as may be necessary and/ or require.
- 5) To appoint Solicitors, Advocate, Barristers and Pleaders and to give and sign my name on any warrant or warrants of attorney, vakalatnama to prosecute and defend me as may be necessary and/ or required.
- 6) To execute any Affidavit or declaration confirming my marketable title in respect of the said property or any part or portion thereof as the said Attorney may desire or deem fit and proper and to register the same with the Registrar of Assurances, Kolkata and to admit the execution thereof as the said Attorney may desire or deem fit and proper.



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- : (4) :-

7) To file and prosecute or appear and defend any suit, writ petitions actions or legal proceedings in any Court of law or before any quasi judicial authority tribunal or any other forum in any way concerning the said premises and for the aforesaid purpose to appoint and engage Advocates Solicitors Counsels and to settle and pay their fees and to signing my name and on my behalf all complaints, petitions, Vakalatnama etc. and to compromise such suits, writ petitioners actions or legal proceedings upon such terms and conditions as my said Attorney may desire or deem fit and abide by and observe perform and carry out all obligations under the suits and other legal proceedings and consent decrees orders pass there under.

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

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

10) To enter upon the said land with men and material as may be required for the purpose of development work and for that purpose to demolish the existing building and structures standing thereon and erect the said property as per the Building Plans to be sanctioned and to remove the debris and other materials of the demolished structures.

11) To appoint architects, contractors, sub-contractors consultants, maintenance agent/s and surveyors as may be required and to supervise the development and construction work on the said property.

12) To apply for modifications of the Building Plans from time to time as may be required.



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- 13) To apply for obtain quotas, entitlements and other allocations for cement, steel, bricks and other building materials and required for the construction of the said property.
- 14) To approach the concerned authorities for the purpose of obtaining permissions and service connections including water, sewerage and electricity for carrying out and completing the development of the said property.
- 15) To make deposits with the Planning Authorities and other authorities for the purpose of carrying out the development work and construction of the on the said property and to claim refunds of such deposits and to give valid and effectual receipt and discharge on behalf of OWNER in connection therewith.
- 16) After completion of the construction of the New Building/s on the said property, to apply for and obtain occupation and completion certificate in respect of the New Building/s or parts thereof from the Sanctioning Authorities.
- 17) To obtain and give rights of ways, access drains, water mains, electric cables, telephone, fax lines and telegraph cables etc. under ground and overhead (as the case may be) and for that purpose to obtain and given and sign and execute and deliver all deeds undertakings writings etc., as may be necessary or required from time to time.
- 18) To prepare and/or get prepared and to submit and file with all the concerned authorities whether government or otherwise applications for grant and/or issue permits, licenses and authorities from time to time be required as per the provisions of the NOC'S, permissions and/or declarations and for that purpose to appear before any authority or officer make any statement and given any particulars as may from time to time be necessary and/or required and to obtain and take deliver of such licenses permits or authorities may relate and to utilize the same.
- 19) To procure purchasers of the flats/shops/offices/car parking spaces of the said proposed building and/or complex or project and to execute any kinds of Agreements in respect of the said premises or any part or portion thereof as the said Attorney in its absolute discretion may desire or deem fit and to lodge the same or registration with the Registrar of Assurances, Kolkata as the said Attorney may desire or deem fit and proper.



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20) For me and on my behalf and in my name to accept service of any writ or summons or other legal process and to enter an appearance in the defenses or oppose any action or other legal proceedings and to make any counter claim therein and to commence any action or other legal proceedings for such reliefs as the said Attorney or his/its/their advisers shall think necessary for the recovery or protection of the said premises and/or rights and to prosecute or discontinue or compromise any such action or proceedings and to appear against any judgment or decision of any Court or tribunal in any such action or proceedings.

21) To ask demand sue for recovery and receive of and from all persons and bodies corporate for any claims or demands actions or rights or otherwise or relating to or concerning with the said premises howsoever with arising and whether past or present or future or against the Government of India or Government of West Bengal or Municipal Authority or any other body or authority respectively and to commence, carry on and prosecute any motion suit writ petition or other proceedings whatsoever for recovering and compelling payment transfer or delivery thereof respectively and for that purpose sign and execute all Plaints, written statements, affidavits and applications and to engage Solicitors and Advocates and to settle and pay their fees.

22) To settle adjust compound submit to arbitration or compromise all actions suits accounts reckonings claims and demands whatsoever between ourselves and any persons or persons whomsoever and in any way connected with the said property or any part thereof in such manner and in all respects as the said Attorneys shall think fit and proper.

23) To apply to the City Survey Officer, Town and Country Planning Officer, and Municipal Authorities and all other public or private body, or authority for the purpose of making necessary mutation entries in respect of the said premises or any part or portion thereof and to transfer and mutate the said premises or any part or portion thereof as the said Attorney may desire and for that purpose to make all correspondences including making any application petition representations and prefer an appeal reference review in that behalf as the said Attorney may desire.



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24) To develop the said property by construction of buildings and/or structure thereon and for the said purpose to do all soil testing, excavation and all other works whatsoever.

25) To appear before the necessary authority including the competent authority under the Urban Land (Ceiling and Regulation) Act, 1976, the Real Estate Regulatory Authority within the meaning of Section 20(1) of the Real Estate (Regulation and Development) Act, 2016, Fire Brigade and Police Authorities in connection of sanctioning of plans and other purposes.

26) To pay all outgoings from the date of execution of these presents including sanction fees, municipal tax and other charges whatsoever payable for and on account of the said land and building and receive refund and /or other moneys including compensation of any nature from requisition and/or acquisition authorities and to grant valid receipts and /or discharges thereof.

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

28) To affix signboard or install any hoarding on the said scheduled plot of the land in the name of the attorney.

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



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30) To enter into any Agreement for sale of the proposed flats/shops/offices/ car parking spaces and to receive advanced/earnest money/consideration in respect of the said spaces and the undivided proportionate share in the land or any portion hereof for transferring land, conveying the proportionate right title and interest to the Executant in the land to hand over the copies of the relevant documents in regard to title of the Executant's to such intending purchase or purchasers as the case may be, it is to be noted that in such case the advance receivable by the attorney will not be demanded by the Executant and at the same time the Executant shall not be liable for any such transaction;

31) To do and perform necessary acts and deeds for the purpose of granting loans and financial assistances in favour of the Attorney's Companies from any Bank/Financial Institution (Banker) and for this purpose, Owner/ Executant shall execute necessary documents in favour of Developer and Executant may join as consenting party (if required by the funding institution) to create a charge in favour of Banks or Financial Institutions or any other institution(s) for availing such loan facility. In this regard, Developer shall indemnify Executant against any claim arising out of such borrowings;

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

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



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- : (9) :-

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

THE SCHEDULE ABOVE REFERRED TO

The said property

ALL THAT piece and parcel of **Bastu land** measuring about **05 Cottachs 15 Chittacks 25 sq ft** more or less, **TO-GETHER WITH** one R.T. Structures measuring about 250 sq ft more or less , standing there at , comprised under Mouza Nayabad, J.L.No.25, R.S.No.03, Touzi No.56, R.S.Khatian No. 85, R.S. Dag No.183, ,being **Premises No.3581/1, Nayabad**, under **Assesses No. 31-109-08-9323-7**, lying and situate within the local limit of the Kolkata Municipal Corporation under Ward No.109, Kolkata 700 099, A.D.S.R at Sealdah, Police Station- Purba Jadavpur, District- South 24 Parganas, is butted and bounded by

ON THE NORTH-

By R.S.Dag No.183 (P)

ON THE SOUTH-

By land of Sri Sanjay Kumar Shaw

ON THE EAST-

By 47 feet wide KMC Road.

ON THE WEST-

By 16 feet wide KMC Road.



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-(10):-

IN WITNESS WHEREOF I the Principal have set and subscribed my hand and signature on this day of 2022 in presence of the following Witnesses-

WITNESSES :

1. Bibhas Kumar Ghosh
Golap Apartment
Bard, Kol 700154

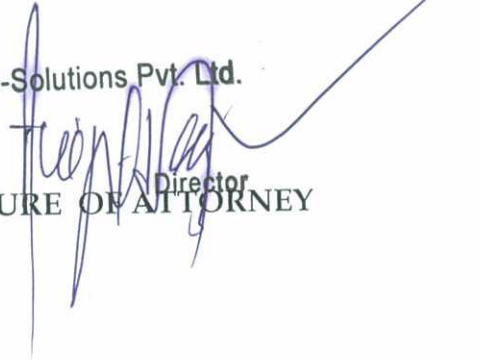
2. Basu der Pat
Alipore Police
Const. No. 27


(MANDI KUMAR SHAW)

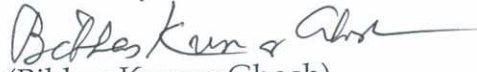
(SIGNATURE OF PRINCIPAL / EXECUTANT)

I accept this Power

Mega e-Solutions Pvt. Ltd.


Director
SIGNATURE OF ATTORNEY

Drafted by


(Bibhas Kumar Ghosh)

Advocate, Calcutta High Court

Regfd No. WB/737/1995

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Sub-Registrar
Registrar U/S 7 (2) of
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Thumb 1st Finger Middle Finger Ring Finger Small Finger



LEFT HAND					
RIGHT HAND					

Name: AVIJIT NASKAR

Signature : 

Thumb 1st Finger Middle Finger Ring Finger Small Finger



LEFT HAND					
RIGHT HAND					

Name MONAJ KUMAR SHAW

signature : 



District Sub-Registrar-I,
Registrar U/S 7 (2) of
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22 JUL 2022



Government of West Bengal
Directorate of Registration & Stamp Revenue
e-Assessment Slip

Query No / Year	8002235729/2022	Office where deed will be registered
Query Date	22/07/2022 1:35:23 PM	Deed can be registered in any of the offices mentioned on Note: 11
Applicant Name, Address & Other Details	BASU DEV PAUL Thana : Alipore, District : South 24-Parganas, WEST BENGAL, PIN - 700027, Mobile No. : 8100477887, Status :Advocate	
Transaction	Additional Transaction	
[0138] Sale, Development Power of Attorney after Registered Development Agreement		
Set Forth value	Market Value	
Rs. 6,00,000/-	Rs. 1,05,70,448/-	
Total Stamp Duty Payable(SD)	Total Registration Fee Payable	
Rs. 50/- (Article:48(g))	Rs. 39/- (Article:E, M(b),)	
Mutation Fee Payable	Expected date of Presentation of Deed	Amount of Stamp Duty to be Paid by Non Judicial Stamp
Remarks	Development Power of Attorney after Registered Development Agreement of [Deed No/Year]:- 160408260/2022	

Land Details :

District: South 24-Parganas, P.S:- Purba Jadabpur, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Nayabad, , Premises No: 3581/1, , Ward No: 109, NAYABAD Pin Code : 700099

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	5 Katha 15 Chatak 25 Sq Ft	5,00,000/-	1,04,01,698/-	Property is on Road , Project Name :
Grand Total :				9.8542Dec	5,00,000 /-	104,01,698 /-	

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	250 Sq Ft.	1,00,000/-	1,68,750/-	Structure Type: Structure
Floor No: 1, Area of floor : 250 Sq Ft.,Residential Use, Cemented Floor, Age of Structure: 5 Years, Roof Type: Pucca, Extent of Completion: Complete					
Total :		250 sq ft	1,00,000 /-	1,68,750 /-	

Principal Details :

SI No	Name & address	Status	Execution Admission Details :
1	Mr MANOJ KUMAR SHAW Son of Mr LAL CHAND SHAWCity:- Not Specified, P.O:- PRICEP STREET, P.S:-Bowbazar, District:-Kolkata, West Bengal, India, PIN:- 700072 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: ALxxxxxx4A,Aadhaar No Not Provided, Status :Individual, Executed by: Self To be Admitted by: Self	Individual	Executed by: Self To be Admitted by: Self

Attorney Details :

SI No	Name & address	Status	Execution Admission Details :
1	MEGA E -SOLUTIONS PRIVATE LIMITED 70 LAKE EAST SANTOSHPUR, City:- Not Specified, P.O:- SANTOSHPUR, P.S:-Purba Jadabpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700075 , PAN No.:: AAxxxxxx3B,Aadhaar No Not Provided, Status :Organization, Executed by: Representative	Organization	Executed by: Representative

Representative Details :

SI No	Name & Address	Representative of
1	Mr AVIJIT NASKAR Son of Mr JAY RAM NASKARCity:- Not Specified, P.O:- SANTOSHPUR, P.S:- Purba Jadabpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700075 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: ACxxxxxx7G,Aadhaar No Not Provided	MEGA E -SOLUTIONS PRIVATE LIMITED (as DIRECTOR)

Identifier Details :

Name & address
Mr BIKAS KUMAR GHOSH Son of Late B B GHOSH HIGH COURT CALCUTTA, City:- , P.O:- G P O, P.S:-Hare Street, District:-Kolkata, West Bengal, India, PIN:- 700001, Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: India, , Identifier Of Mr MANOJ KUMAR SHAW, Mr AVIJIT NASKAR

Transfer of property for L1

SI.No	From	To. with area (Name-Area)
1	Mr MANOJ KUMAR SHAW	MEGA E -SOLUTIONS PRIVATE LIMITED-9.85417 Dec

Transfer of property for S1

SI.No	From	To. with area (Name-Area)
1	Mr MANOJ KUMAR SHAW	MEGA E -SOLUTIONS PRIVATE LIMITED-250.00000000 Sq Ft

Note:

1. If the given information are found incorrect, then the assessment made stands invalid.
2. Query is valid for 30 days (i.e. upto 21-08-2022) for e-Payment. Assessed market value & Query is valid for 30 days.(i.e. upto 21-08-2022)
3. Standard User charge of Rs. 300/-(Rupees Three hundred) only includes all taxes per document upto 17 (seventeen) pages and Rs 9/- (Rupees Nine) only for each additional page will be applicable.
4. e-Payment of Stamp Duty and Registration Fees can be made if Stamp Duty or Registration Fees payable is more than Rs. 5000/-.
5. e-Payment is compulsory if Stamp Duty payable is more than Rs.10,000/- or Registration Fees payable is more than 5,000/- or both w.e.f 2nd May 2017.
6. Web-based e-Assessment report is provisional one and subjected to final verification by the concerned Registering Officer.
7. Quoting of PAN of Seller and Buyer is a must when the market value of the property exceeds Rs. 10 lac (Income Tax Act, 1961). If the party concerned does not have a PAN, he/she has to submit a declaration in form no. 60 together with all particulars as required
8. Rs 50/- (Rupees fifty) only will be charged from the Applicant for issuing of this e-Assessment Slip if the property under transaction situates in Municipality/Municipal Corporation/Notified Area.
9. Mutation fees are also collected if stamp duty and registration fees are paid electronically i.e. through GRIPS. If those are not paid through GRIPS then mutation fee are required to be paid at the concerned BLLRO office.

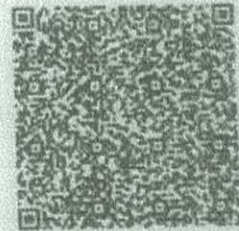


भारत सरकार
GOVERNMENT OF INDIA



मनोज कुमार शाह
MANOJ KUMAR SHAW
पिता : लालचंद शाह
Father : Laichand Shaw

जन्मतिथि/DOB: 29/11/1967
पुरुष / Male



2049 6938 8334

आधार - साधारण मानुषेअर अधिकार

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

MANOJ KUMAR SHAW

LALCHAND SHAW

29/11/1967

Permanent Account Number

ALAPS8304A

Signature



आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

MEGA E-SOLUTIONS PRIVATE LIMITED



06/03/2012

Permanent Account Number

AAHCM8023B

04042012

इस कार्ड को खोने / याने पर कृपया सूचना करें / तैलर
आयकर सेन सेवा इकाई, एनएसडीएल
5 वां मंजिल, मन्त्री स्टर्लिंग, प्लॉट नं. 341, सर्वे नं. 997/8,
मॉडल कोलोनी, दीप बंगला चौक के पास,
पुणे - 411 016

*If this card is lost / someone's lost card is found,
please inform / return to:*
Income Tax PAN Services Unit, NSDL
5th floor, Mantri Sterling,
Plot No. 341, Survey No. 997/8,
Model Colony, Near Deep Bungalow Chowk,
Pune - 411 016.

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

Mega e-Solutions Pvt. Ltd.


Director

स्थायी लेखा संख्या /PERMANENT ACCOUNT NUMBER
ACHPN3527G

नाम /NAME
AVIJIT NASKAR

पिता का नाम /FATHER'S NAME
JAYRAM NASKAR

जन्म तिथि /DATE OF BIRTH
07-09-1979

हस्ताक्षर /SIGNATURE
Avijit Naskar

आयकर आयुक्त, प.ब. - III
COMMISSIONER OF INCOME-TAX, W.B. - III

इस कार्ड के खो / मिल जाने पर कृपया जारी करने
वाले प्राधिकारी को सूचित / वापस कर दें
संयुक्त आयकर आयुक्त(पदाति एवं तकनीकी),
पी-7,
चौरंगी स्क्वायर,
कलकत्ता - 700 069.

In case this card is lost/found, kindly inform/return to
the issuing authority :
Joint Commissioner of Income-tax(Systems & Technical),
P-7,
Chowringhee Square,
Calcutta- 700 069.

Avijit Naskar



भारत सरकार
GOVERNMENT OF INDIA



अविजित नस्कर
Avijit Naskar
जन्मतिथि/DOB: 07/09/1979
पुरुष/ MALE



3673 8280 9703

मेरा आधाार, मेरी पहचान



भारतीय विशिष्ट पहचान प्राधिकरण
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

ठिकाना:

70, लेक ईस्ट 6TH रोड, सन्तोशपुर,
कोलकाता,
पश्चिम बंगाल - 700075

Address :

70, LAKE EAST 6TH
ROAD, Santoshpur,
Kolkata,
West Bengal - 700075

Generation Date: 18/04/2017



1947



help@uidai.gov.in



www.uidai.gov.in

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

Major Information of the Deed

Deed No :	I-1604-08276/2022	Date of Registration	22/07/2022
Query No / Year	1604-8002235729/2022	Office where deed is registered	
Query Date	22/07/2022 1:35:23 PM	D.S.R. - IV SOUTH 24-PARGANAS, District: South 24-Parganas	
Applicant Name, Address & Other Details	BASU DEV PAUL Thana : Alipore, District : South 24-Parganas, WEST BENGAL, PIN - 700027, Mobile No. : 8100477887, Status :Advocate		
Transaction	Additional Transaction		
[0138] Sale, Development Power of Attorney after Registered Development Agreement			
Set Forth value	Market Value		
Rs. 6,00,000/-	Rs. 1,05,70,448/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 100/- (Article:48(g))	Rs. 39/- (Article:E, M(b),)		
Remarks	Development Power of Attorney after Registered Development Agreement of [Deed No/Year]:- 160408260/2022 Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :




District: South 24-Parganas, P.S:- Purba Jadabpur, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Nayabad, , Premises No: 3581/1, , Ward No: 109, NAYABAD Pin Code : 700099

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	5 Katha 15 Chatak 25 Sq Ft	5,00,000/-	1,04,01,698/-	Property is on Road , Project Name :
Grand Total :				9.8542Dec	5,00,000 /-	104,01,698 /-	

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	250 Sq Ft.	1,00,000/-	1,68,750/-	Structure Type: Structure
Floor No: 1, Area of floor : 250 Sq Ft.,Residential Use, Cemented Floor, Age of Structure: 5 Years, Roof Type: Pucca, Extent of Completion: Complete					
Total :		250 sq ft	1,00,000 /-	1,68,750 /-	




Principal Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name Mr MANOJ KUMAR SHAW Son of Mr LAL CHAND SHAW Executed by: Self, Date of Execution: 22/07/2022 , Admitted by: Self, Date of Admission: 22/07/2022 ,Place : Office	Photo  22/07/2022	Finger Print  LTI 22/07/2022	Signature  22/07/2022
City:- Not Specified, P.O:- PRICEP STREET, P.S:-Bowbazar, District:-Kolkata, West Bengal, India, PIN:- 700072 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: ALxxxxxx4A,Aadhaar No Not Provided, Status :Individual, Executed by: Self, Date of Execution: 22/07/2022 , Admitted by: Self, Date of Admission: 22/07/2022 ,Place : Office				

Attorney Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	MEGA E -SOLUTIONS PRIVATE LIMITED 70 LAKE EAST SANTOSHPUR, City:- Not Specified, P.O:- SANTOSHPUR, P.S:-Purba Jadabpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700075 , PAN No.:: AAXxxxx3B,Aadhaar No Not Provided, Status :Organization, Executed by: Representative

Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name Mr AVIJIT NASKAR (Presentant) Son of Mr JAY RAM NASKAR Date of Execution - 22/07/2022, , Admitted by: Self, Date of Admission: 22/07/2022, Place of Admission of Execution: Office	Photo  Jul 22 2022 2:18PM	Finger Print  LTI 22/07/2022	Signature  22/07/2022
City:- Not Specified, P.O:- SANTOSHPUR, P.S:-Purba Jadabpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700075, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: ACxxxxxx7G,Aadhaar No Not Provided Status : Representative, Representative of : MEGA E - SOLUTIONS PRIVATE LIMITED (as DIRECTOR)				

Identifier Details :

Name	Photo	Finger Print	Signature
Mr BIKAS KUMAR GHOSH Son of Late B B GHOSH HIGH COURT CALCUTTA, City:- , P.O:- G P O, P.S:-Hare Street, District:-Kolkata, West Bengal, India, PIN:- 700001			
	22/07/2022	22/07/2022	22/07/2022

Identifier Of Mr MANOJ KUMAR SHAW, Mr AVIJIT NASKAR

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Mr MANOJ KUMAR SHAW	MEGA E -SOLUTIONS PRIVATE LIMITED-9.85417 Dec

Transfer of property for S1

Sl.No	From	To. with area (Name-Area)
1	Mr MANOJ KUMAR SHAW	MEGA E -SOLUTIONS PRIVATE LIMITED-250.00000000 Sq Ft

On 22-07-2022

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 14:05 hrs on 22-07-2022, at the Office of the D.S.R. - IV SOUTH 24-PARGANAS by Mr AVIJIT NASKAR ,.

Certificate of Market Value(WB PUVI rules of 2001)

Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs 1,05,70,448/-

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

Execution is admitted on 22/07/2022 by Mr MANOJ KUMAR SHAW, Son of Mr LAL CHAND SHAW, P.O: PRICEP STREET, Thana: Bowbazar, , Kolkata, WEST BENGAL, India, PIN - 700072, by caste Hindu, by Profession Business Indetified by Mr BIKAS KUMAR GHOSH, , , Son of Late B B GHOSH, HIGH COURT CALCUTTA, P.O: G P O, Thana: Hare Street, , 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 22-07-2022 by Mr AVIJIT NASKAR, DIRECTOR, MEGA E -SOLUTIONS PRIVATE LIMITED, 70 LAKE EAST SANTOSHPUR, City:- Not Specified, P.O:- SANTOSHPUR, P.S:-Purba Jadabpur, District:- South 24-Parganas, West Bengal, India, PIN:- 700075

Indetified by Mr BIKAS KUMAR GHOSH, , , Son of Late B B GHOSH, HIGH COURT CALCUTTA, P.O: G P O, Thana: Hare Street, , Kolkata, WEST BENGAL, India, PIN - 700001, by caste Hindu, by profession Others

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 39/- (E = Rs 7/- ,H = Rs 28/- ,M(b) = Rs 4/-) and Registration Fees paid by Cash Rs 39/-

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 34538, Amount: Rs.100/-, Date of Purchase: 01/06/2022, Vendor name: S Dey



Anupam Halder
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - IV SOUTH 24-
PARGANAS
South 24-Parganas, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1604-2022, Page from 258452 to 258470
being No 160408276 for the year 2022.



Digitally signed by ANUPAM HALDER
Date: 2022.07.29 11:35:55 +05:30
Reason: Digital Signing of Deed.

(Anupam Halder) 2022/07/29 11:35:55 AM
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - IV SOUTH 24-PARGANAS
West Bengal.

(This document is digitally signed.)