

09047/19

I- 8719/19



পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

Z 742934

Certified that the document is admitted to registration. The signature sheets and the endorsement sheets attached with this document are the part of this document.

District Sub-Registrar-II  
Alipore, South 24 Parganas

11 NOV 2019

DEVELOPMENT POWER OF ATTORNEY

KNOW ALL MEN BY THESE PRESENTS




3137

18-10-19

Date: \_\_\_\_\_  
Sold to: M/S Kalykes Realty Pvt. Ltd.  
Rupess: 30 12/1 (P-336/1) Behem colony

n 53

  
Samiran Das  
Stamp Vendor  
Alipore Police Court  
South 24 Prgs., KOL-77

Margre Aachw KLC



5338

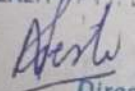
KALYKES REALITY PVT. LTD.

Margre Aachw KLC  
Director



5339

KALYKES REALITY PVT. LTD.

  
Director



~~District Sub-Registrar-II  
Alipore, South 24 Parganas~~



5340

08 NOV 2019

0274W131



5360


Sanjay K. Basu  
S/O of N. K. Basu  
Alipore Police Court  
KOL-27

- :: ( 2 ) :: -

**SMT. CHHABI DAS (PAN-ERSPD5248E & AADHAAR NO.4407-8066-5886)** daughter of Late Nandadulal Adhikary and wife of Ashutosh Das, by faith-Hindu, by Nationality-Indian, residing at 2B, Pran Krishna Chandra Road, P.O. Sahapur, P.S. Behala, Kolkata-700053, District South 24 Parganas, hereinafter collectively referred to as land owner do hereby empower, nominate, constitute and appoint **KALYKES REALITY**, Private Limited Company (**PAN-AAGCK9546C**) a Private Limited Company, having its office at 13/1 (P-336/1) Sahapur Colony, P.S.-New Alipore, Kolkata-700053, represented by **(1) MARGUB AKHATAR KHAN DIRECTOR (PAN-ARPPK3399C & AADHAAR NO. 6095 8375 0474)** son of Mahaboob Ali Khan, residing at Marlin Shpphire, Block-D, 2nd Floor, Flat No.2A, 147, Upen Banerjee Road, P.O. Parnasree, P.S.Parnasree, Kolkata-700060 **2) SRI RAJESH KUMAR SINGH, DIRECTOR (PAN-AEUPD0904N & AADHAAR NO. 4307 5367 3353)**, son of Late Baijnath Singh, by6 occupation-Business, residing at Flat no.3B, Bhoghini Apartment, 79/F.M.ID Road, P.O. Parnasree, Police





  
District Sub-Registrar-II  
Alipore, South 24 Parganas.

08 NOV 2019

- :: ( 3 ) :: -

Station-Parnasree, Kolkata-700060 hereinafter referred to as Developer.

**WHEREAS**

(A) land owners is the e absolute owners of **ALL THAT** piece and parcel of land measuring 15 (Fifteen) Chittaks 30 (Thirty) sq.ft. lying and situated at Mouza-Italghata, Touzi No.3, J.L. No.10, Khatian No.7 and 56 Dag no.334 & 336, Police Station-Behala, P.O. New Alipore, previously South Suburban Municipality, now within Kolkata Municipal Corporation, being Premises No.2B, No. Pran Krishna Chandra Lane, KMC Ward No.117, being Assessee no.411170800313 within the District 24 Parganas South, which is more particularly described in the Schedule hereunder written and hereinafter for the sake of brevity referred to as the said premises.

(B) That the owner and Developer entered into a Development agreement and the said Development Agreement was registered in the office of District Sub-Registrar-II at Alipore and recorded in Book No.I, Being No.160212255, dated 18.12.2018 and the said agreement is still subsisting and we all executants/owners and Developer should abide at terms and conditions of the said



District Sub-Registrar-II  
Aligarh, South 24 Parganas

08 NOV 2017



- :: ( 4 ) :: -

*Development agreement and also jointly accepted the aforesaid Development agreement for which we are appointing a Fresh Attorney by this Development Power of Attorney.*

*(C) That for the purpose of Development of the stated and schedule below property/premises the land owners executed a Development Power of Attorney on 20.12.2018 before the Direct Sub Registrar-II at Alipore and recorded in Book No.I, Volume no.1602-2018, from pages 41096 to 41121, Being No. 160212337, for the year 2018 wherein we jointly appointed Developer Company M/s Kalykes Reality Private Limited a Private Limited Company having its registered office at 13/ 1 (P-338/ 1), Sahapur Colony, Police Station-New Alipore, Kolkata-700053 and the stated Company represented by one executive Director Sri Animesh Dutta son of Late Anil Kumar Dutta.*

*D) That the said executive Director Sri Animesh Dutta is no long with the said Company/Developer now it is difficult to continue the construction work on behalf of the Company M/s. Kalykes Reality Private Limited for which we the exectors herein Revoke cancelled and sized the stated all power of attorney being*



District Sub-Registrar-II  
Alipore, South 24 Parganas

08 NOV 2019




- :: ( 5 ) :: -

no.160212337 for the year 2018 and simltaneously with the execution of this fresh General Power of Attorney in favour of said Developer/Company M/s. Kelykesh Rality Private Limited a Private Limited Company, having its Registered office at 13/ 1, (P-336/ 1) Sahapur Colony, Police Station-New Alipore, Kolkata-700053 represented by (Margub Akhtar Khan son of Mahaboob Ali Kahn Director residing at Marlin Sapphire, Flat no.2A, Block-D 2nd Floor, Parnasree, Kolkata-700060 and (2) Sri Rajesh Kumar Singh son of Baijnath Singh, Dirctor residing at Flat no.3B, Bhogini Apartment, 79/F, M.I.D Road, P.O. Parnasree, P.S. Parnasree, Kolkata-700060, to be my true and lawful Attorney and in my name either any one Individually or jointly place and stead to do the following acts and deeds and things in respect of the said Schedule properly/premises that is to say :

1. That my said Attorney the Developer/Company shall have represented by Directors herein either jointly or any one of the Director.
- 1a. execute, carry into effect and perform all agreements and contracts to be entered into by us in respect of my said property as described in the Schedule hereunder written, as



  
District Sub-Registrar-II  
Alipora, South 24 Parganas

08 NOV 2019

১৭.  
au  
DA  
AC  
x



- :: ( 6 ) :: -

*my own acts and deed and/ or to cancel the same as per the said development agreement.*

2. *To make, sign and verify all applications and/or Plan objections to the appropriate authorities of B.L. & L.R.O. Department, Urban Land Ceiling Department, The Kolkata Municipal Corporation etc. for all licence, permission sanction and/ or modification consent etc. required under the law of Rules and Regulations frame by such authorities in connection with the said property.*
3. *To appear and represent before The Kolkata Municipal Corporation authority or any other authority concerned on my behalf and also to apply to appropriate authorities for sanction the building plan or sewerage Plan and/or its any modification or alteration or revise for such proposed building plan for the proposed construction on my land, for and on my behalf as and when my said Attorney shall deem fit and proper and also to apply for and to effect mutation of the said property in The Kolkata Municipal Corporation and/ or land revenue department in favour of my name and my said attorney may deem fit and proper and also to sign an*



District Sub-Registrar-II  
Alipore, South 24 Parganas.

08 NOV 2019




- :: ( 7 ) :: -

applications therefor.

4. To raise, erect, build the construction as per building Plan to be sanctioned by The Kolkata Municipal Corporation at the cost of the DEVELOPER herein after taking sanction of the building Plan or its amendment of building Plan on my said land on my behalf as per the said Development Agreement To sign and execute all other deeds, instruments and attend on my behalf which my Attorney shall consider necessary and enter into and/ or agree to such covenants and conditions as may be required for fully and effectually securing the right, title and interest of the others.
5. To appoint and engage or suspend any workers for the construction work on my said land. On my behalf to effect mutation of holding in the Revenue in Settlement Offices or Competent Authorities and sign all applications or objection for hearing and swear Affidavits relating to mutation or any other purpose in my name and on my behalf related to the above said agreement.
6. To appear and represent before any Court including Hon'ble High Court and also Tribunals for and on my behalf and to



  
**District Sub-Registrar-II**  
**Alipore, South 24 Parganas**

**0 8 NOV 2019**

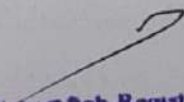


- :: ( 8 ) :: -

appoint and engage Advocate for instituting or defending any suit or proceedings in any Court of law and to sign all Plans, Applications, Petitions, Written Statement etc. and to affirm any Affidavits on my behalf and in doing it may appoint any Lawyer and to pay fees and charges and sign the Vakalatnama on my behalf for the purpose of the same respect of the said property as described in the schedule hereunder written.

7. On my behalf to appear before and execute any of him or all of them the Plan and to submit the same in my name and in my favour to do all formalities to submit Plan, for modification and/ or alterations, of Plan renew and sign, execute gift deed in respect of shedule land share Deed of Amalgamation, Gift Deed, Declaration, Affidavit, Boundary Declaration, which includes corporation Gift Deed and to present for Registration to admit execution to any Regi Authority and to have the said documents registeered and/ or for whatsoever necessary before the KOLKATA MUNICIPAL CORPORATION or to any competent Authority to obtain "NO OBJECTION CERTIFCATE" from the competent Authority, for



  
District Sub-Registrar-II  
Alipore, South 24 Parganas

08 NOV 2019



- :: (9) :: -

*which to execute and seen all papers, documents, Affidavits, whatsoever necessity in my name and in my favour to negotiate in my name and to do whatsoever necessity for the same in my names or on my behalf as we could do personally by myselfes.*

8. *To enter into any agreement with others for selling, transferring the part or full of the developer's allocation we: flat etc. alongwith undivided proportionate share of land of the prpposed building to be constructed on my said land and to receive part or full consideration money for the same on my behalf and grant receipts thereof on my behalf as per said Development Agreement.*
9. *To sign and execute all the documents, petitions any transfer deed/ deeds or agreement/ agreements or conveyance(s), declaration deeds, instruments and assurances in connection with the Developer's Allocation my behalf, which my said Attorney shall consider necessary and to enter into and/or agree to such covenants and conditions as may be required for fully and effectually conveying the said property or any*



**District Sub-Registrar-II  
Allpore, South 24 Parganas**

**08 NOV 2019**

- :: ( 10 ) :: -

part or any part or any portion of the said land and construction with proportionate and to be constructed as may be required for fully and effectually conveying the said property or part thereof either divided or undivided, in favour of any one as per said Development Agreement, The DEVELOPER shall also execute and register any kind of documents on my behalf to be required for sanctioning the building plan.

10. To present any such conveyance or conveyances for registration and to admit execution before the sub-registrar or Additional District sub-registrar or Assurances of Kolkata any other registrar having authority for and to have the said conveyances registered and to do acts, deeds and things which my said Attorney shall think necessary for conveying the said Flats etc. which is fixed as Developer's Allocation to the intending purchaser/purchasers and to receive part or full consideration money and acknowledge the receipt thereof and to handover possession thereof and to do all other acts, deeds, things in connection thereto and to effect mutation of





*[Signature]*  
District Sub-Registrar-II  
Alipore, South 24 Parganas

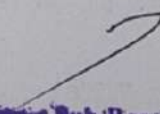
08 NOV 2019

- :: ( 11 ) :: -

*the the same in favour of the purchaser/purchasers as per the said Development Agreement.*

11. *And generally to do execute and perform any other act or acts, deeds, matter or things whatsoever which in the opinion of my said Attorney ought to be done, executed and performed in respect of my said Property described in the Schedule hereunder written effectually as We myselfes could do the same.*
12. *To pay all rates, taxes, charges, expenses and other outgoings whatsoever payable for and on account of the said property or any part thereof and similarly to receive excess payment receivable from concerned authorities for and on account of the said property or any part thereof on my behalf.*
13. *To pay fees obtain sanction such other orders and permission from the necessary authorities as to be expedient for sanction/ modification and/ or alteration of the building plan and/or papers and documents as may be required by the Necessary authorities.*
14. *To receive the excess amount of fees if any paid for the*



  
District Sub-Registrar-II  
Alipore, South 24 Parganas

08 NOV 2018




- :: ( 12 ) :: -

*purpose of sanction modification and/ or alteration of the building plan and sewerage Plan and/or for the purpose related thereto from any authority or authorities on my behalf.*

15. *To apply for and obtain electricity, gas, -water, sewerage, drains, telephone or other connection of any other nature in the said property and/or to make alteration therein and/or have disconnected the same and for that purpose to sign, execute and submit all papers, applications, documents and plans and to do all other act, deeds and things as may be deem fit and proper by the said Attorney.*
16. *To settle, compromise of suits or disputes arising out of and/or connection with aforesaid property on such terms and conditions as my constituted Attorney may think fit and proper and to execute such compromise petition for and on my behalf.*
17. *To acknowledge and/or finalize the terms and conditions with the other of the construction and/or portion of construction to be constructed on my behalf as my said constituted attorney may think fit and proper.*



  
District Sub-Register-II  
Alipore, South 24 Parganas

08 NOV 2019

- :: ( 13 ) :: -

18. To sell all flats and car parking space/ spaces save and except owners allocation/portion and to receive an advance money and/or balance consideration money from intending purchaser/purchasers from the Developer's allocation only as per Development agreement.
19. To solve any dispute may arise in respect of the schedule below property in my names and on my behalf and take any necessary action against any local disturbances, litigation etc. in respect of the schedule below property on my behalf and in my names.
20. To lodge a Diary to the nearest police station on my behalf and in my names regarding the above mentioned property if any dispute arises by any local people and to sign and acknowledge all registered or insured letters, notices, summons and to receive, delivery of the same in the said property on my behalf and in my names.
21. To take steps and appear in all legal proceedings concerning the said property and to sign, verify all papers including



- 11/11/19 -



District Sub-Registrar-II  
Alipore, South 24 Parganas


08 NOV 2019

- :: ( 14 ) :: -

*plaints, written statements, affidavit, petitions, pleadings, compromises appeals, Vokatnamas that may be necessary in this behalf.*

22. *To sign, execute and deliver all or any Agreement, Sale Deed(s) transfer deed(s) and all instruments pertaining to the Developer's Allocation (Save and except Owner's allocation as mentioned in the said Development Agreement and/or Joint Venture Agreement) and to admit the execution thereof for registration before the appropriate Registering authority having jurisdiction concerning the said premises or before Notary Public or before any Oath Commissioner for similar purposes and development and portions of the building or apportionment to be constructed at the said premises and to take all steps for perfecting such execution and registration.*
23. *To enter into negotiations for and finalise all sale pertaining to the Developer's allocation (Save and except Owners' allocation) of the building to be constructed at the said premises on such terms and conditions, considerations, stipulations, provisions as my said Attorneys shall think fit*



  
District Sub-Register-II  
Alipore, South 24 Parganas

08 NOV 2019



- :: ( 15 ) :: -

and proper with any prospective purchaser/ buyer(s) and to accept therefore any amount in advance/ earnest money and the balance consideration amount in installments or in otherwise and to give valid receipts and discharges in respect thereof and to put the Purchaser (s)/ buyers(s) in possession of the flat or portion agreed to be sold and/or transferred save and except the owners' allocation.

25. To deliver possession and/or make over the constructed flat/ flats / car parking space spaces appertaining to the Developer's allocation in terms of the said Development/ Joint Venture Agreement (save and except owners' allocation) and to issue letter of possession in respect thereof and to do all and everything that shall be necessary for completing the sale, lease, assign or otherwise in compromise of the deal finalized.
26. To engage Lawyer, Solicitors, Advocates and other legal agents and sign all VakalatNama, Powers, authorizations and to revoke such appointments and to appoint others in their place and to make payment of their fees.



**District Sub-Registrar-II**  
**Allpore, South 24 Parganas**

**08 NOV 2019**

27. To sign, execute, present for registration, admit execution of register or otherwise perfect or cause to be signed executed registered and perfected any agreement, conveyance, RE-conveyance, assignment, surrender, Deed of Declaration/ Rectification and other assurances which may in the opinion of my said attorneys be expedient or necessary,

28. To enter into any agreement with other for the benefit and betterment of the said property on my behalf for execution of the above said agreement.

29. I hereby confirm that this power shall in force till the Completion of the registration of the Developer's Allocation to the intending Purchasers as well as the completion of the venture as mentioned in the said Development Agreement.

AND I hereby ratify and confirm all and whatsoever other act or acts my said Attorney shall Lawfully do, execute or form or cause to be done executed or performed in connection with the transfer of my said property under and by virtue of this deed notwithstanding no express power in that benefit is hereunder provided.





**District Sub-Registrar-II**  
**Alipore, South 24 Parganas**

**08 NOV 2019**

- :: ( 17 ) :: -

**THE SCHEDULE ABOVE REFERRED TO SCHEDULE "A"**

**(TOTAL LANDED. PROPERTY )**

**ALL THAT** piece and parcel of land measuring 15 (Fifteen) Chittaks 30 (Thirty) sq.ft. o lying and situated at Mouza-Italghata, Touzi No.3, J.L. No.10, Khatian No.7 & 56, Dag no.334 & 336, Police Station-Behala, P.O. Parnasree, previously South Subarban Municipality, within Kolkata Municipal Corporation, being Premises No.2B, No. Pran Krishna Chandra Lane, KMC Ward No.117, being Assessee no.411170800313 within the District 24 Parganas South By the name of Chhabi Das

Distrcit 24 parganas which is butted and bounded by :-

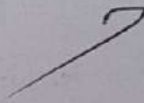
On the North:- Land of Bhramarbala Dasi.

On the South :- Pran Krishna Chandra Lane.

On the East :- House of Niranjan Das.

On the West :- 6 ft Common Passage.



  
**District Sub-Registrar-II**  
Alipore, South 24 Parganas

08 NOV 2019



- :: ( 18 ) :: -

SCHEDULE "B" ::-

(OWNERS ALLOCATION)

Each Owners will be get 1(one) Flat each measuring about one Flat measuring about 300(Three Hundred )Sq.ft covered area more or less, consisting with 1(one) Bed Room-(10'x12')Sq.ft each, Toilet-(8'x6'), Kitchen-(8'x5') Dining cum Living room 9'x7') & Balcony-(4'x6). Totally measurement = 295Sq.ftmore or less Covered area, in the said proposed New Building. Developer will be paid Rs.50,000/(Fifty thousand) to the each Owner.



District Sub-Registrar-II  
Alipore, South 24 Parganas  
08 NOV 2016

- :: ( 19 ) :: -

- :: SCHEDULE "C" :: -

**(DEVELOPER'S ALLOCATION)**

**ALL THAT** remaining portion of the constructed areas of the Building (Excluding the Owners' Allocation ) Shop Room and remaining Car parking space save and except Owners allocation and absolute right on the part of the Developer to enter into Agreement for Sale, Transfer or any way of Deal with the intending Purchasers or Parties or Company or Bank and entitled to receive advance or total considerations from the Purchasers or Buyers.

**SCHEDULE "D" ::-(DESCRIPTON. OF THE COMMON AREAS)**

Staircase landing in all floors, Common passage from the road to the Building. Pump. Water Tank and Plumbing installation and Pump Room; Underground and Overhead Tank, Etc. Top floor roof etc. "Drainage and sewerages. Boundary walls and gate. All Owner/intending Purchaser/Purchasers shall pay proportionate common expenses and maintenance charges as well as all taxes.





District Sub-Registrar-II  
Allpore, South 24 Parganas

08 NOV 2018

- :: ( 20 ) :: -

**SCHEDULE "E":**

**PROPERTY::** -(SPECIFICATION OF CONSTRUCTION IN RESPECT OF NEW PROPOSED MULTI STORIED BUILDING)

**FOUNDATION:-** The building shall be R.C.C framed structure as per design of the consulting engineer.

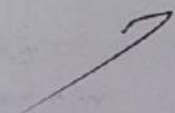
**WALL:-** Wall Putty shall be provided. Walls primer and washable points for walls, Bi-color point

**FLOOR:-** Entire Flooring of the flat will be marbles tiles including kitchen and toilet. Floor marble finish should be granite.

**TOILET:-** Tile up to 5'Ft will be provided .Shower and tap in toilet, Western or Indian toilet will depend on client. in addition to this one wash basin with 2(Two)taps connection shall be provided.

**KITCHEN:** - In the kitchen one granite cooking platform with standard shelf below, 2(Two) taps. Marble/Tiles will be provided upto 2'(Two)Ft height over the platform and one steel sink will be provided including 2(Two) taps, 1(One) Chimney point in the kitchen one point for Aqua guard that can connect to tap water.



  
**District Sub-Registrar-II**  
**Alipore, South 24 Parganas**

**08 NOV 2019**



**DOORS:** - Main Door (front) to be made by good quality Wooden/Flash Door and Door lot should be Branded Company 8" long tower bolt from inside. One collapsible gate for main gate (outside). The building shall be R.C.C framed.

**WINDOW:** - Aluminum framed with glass accessories for fixing and locking and grills will be provided with enamel paints finish.

**INTERIOR WALLS:-** Will be finished with Plaster of Paris.

**EXTERIOR WALLS:-** Will be finished with weather coat.

**WATER SUPPLY :-** a) R.C.C leak proof overhead reservoir or PVC overhead tank will be provided as per design) Suitable electric pump will be installed at ground floor to deliver water to overhead reservoir to ensure round the clock water, supply. Both corporation as well as water supply facility will be provided according to the Sanctioned Plan.

**ELECTRICITY:-** Electric point for bed rooms and drawings rooms, one cable T.V connection Ac point, one freeze point, Chimney point for kitchen and Aqua guards Point for Exhaust Fan/Geezer for Bathroom.

**EXTRA WORK:-** Extra charges for any extra work which is not specified in the above specification to be paid in advance to the Developer.



**District Sub-Registrar-II**  
**Alipore, South 24 Parganas**

**08 NOV 2019**

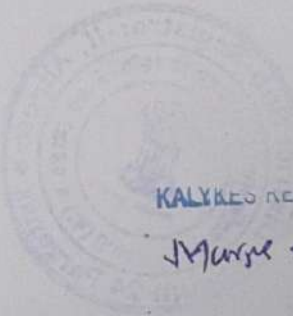
**IN WITNESS WHEREOF** we, the **PRINCIPAL** herein have put my signature on this the 8th NOV! Day of 2019.

**WITNESSES:-**

1. Ashi Das,  
Chingra Bazar  
Anan Binda Paly  
Kabr 88
2. Banay Das  
2 Bachan Paly  
Kabr-63

22 FEB 2016

3.



**SIGNATURE OF THE PRINCIPAL**

KALYKES REALTY PVT. LTD.  
Munshi Ananta Das  
Director

KALYKES REALTY PVT. LTD.  
*[Signature]*  
Director

**SIGNATURE OF THE ATTORNEY**

**Drafted by me :**

*Sudhaman Kumar Pramanik*  
HB/185/84

**Advocate,**

Alipore Police Court,  
Kolkata - 700 027.

Computer Printed at :  
**RAMTHAKUR COMPUTER & XEROX,**  
Alipore Police Court,  
Kolkata - 700 027.

By :

Dipankar Pramanik
















District Sub-Registrar-II  
Alipore, South 24 Parganas












08 NOV 2019

2

		Thumb	1 <sup>st</sup> finger	Middle Finger	Ring Finger	Small Finger
	left hand					
	right hand					






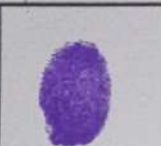





Name ..Smt. CHHAYA B. DAS

Signature ..*Chhaya B. Das*

		Thumb	1 <sup>st</sup> finger	Middle Finger	Ring Finger	Small Finger
	left hand					
	right hand					

Name ..Mr. M. RAJU ..Asst. Secy UGA

Signature ..*M. Raju*

		Thumb	1 <sup>st</sup> finger	Middle Finger	Ring Finger	Small Finger
	left hand					
	right hand					

Name ..Mr. R. S. KULKARNI ..KUMAR SIR KH U

Signature ..*R. S. Kulkarni*

		Thumb	1 <sup>st</sup> finger	Middle Finger	Ring Finger	Small Finger
PHOTO	left hand					
	right hand					

Name ..

Signature ..





7  
District Sub-Registrar-II  
Alipore, South 24 Parganas

08 NOV 2019





Government of West Bengal

Department of Finance (Revenue) , Directorate of Registration and Stamp Revenue  
OFFICE OF THE D.S.R. - I | SOUTH 24-PARGANAS, District Name :South 24-Parganas  
Signature / LTI Sheet of Query No/Year 16021000227507/2019

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



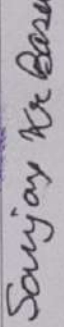
Sl No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
1	Smt CHHABI DAS 2B, PRAN KRISHNA CHANDRA ROAD, P.O:- SAHAPUR, P.S:- Behala, District:-South 24-Parganas, West Bengal, India, PIN - 700053	Principal			
2	Mr MARGUB AKHATAR KHAN 147, UPEN BANERJEE ROAD, P.O:- PARNASREE, P.S:- Behala, District:-South 24-Parganas, West Bengal, India, PIN - 700060	Representative of Attorney [KALYKE S REALITY PRIVATE LIMITED]			
3	Mr RAJESH KUMAR SINGH 79/F, MID ROAD, P.O:- PARNASREE, P.S:- Behala, District:-South 24-Parganas, West Bengal, India, PIN - 700060	Representative of Attorney [KALYKE S REALITY PRIVATE LIMITED]			

RECEIVED



District Sub-Registrar-II  
Alipore, South 24 Parganas

08 NOV 2019

Sl No.	Name and Address of identifier	Identifier of	Photo	Finger Print	Signature with date
1	Mr SANJAY KR BASU Son of Late. N K BASU ALIPORE JUDGES COURT, P.O.- ALIPORE, P.S.- Alipore, District:- South 24-Parganas, West Bengal, India, PIN - 700027	Smt CHHABI DAS, Mr MARGUB AKHATAR KHAN, Mr RAJESH KUMAR SINGH			

-----  
(Samar Kumar Pramanick)  
DISTRICT SUB-  
REGISTRAR  
OFFICE OF THE D.S.R. -I  
I SOUTH 24-PARGANAS  
South 24-Parganas, West  
Bengal



District Sub-Registrar-II  
South 24-Parganas

01.09.2019





**District Sub-Registrar-II**  
**Alipore, South 24 Parganas**

**District Sub-Registrar-II**  
**Alipore, South 24 Parganas**  
**06 NOV 2019**

Govt. of West Bengal  
Directorate of Registration & Stamp Revenue  
e-Challan

GRN: 19-201920-008897210-5 Payment Mode Debit Card Payment  
GRN Date: 04/11/2019 13:24:16 Bank : State Bank of India  
BRN : IK0AHMTOB0 BRN Date: 04/11/2019 13:26:04

DEPOSITOR'S DETAILS

Id No. : 16021000227507/7/2019

(Query No./Query Year)

Name : MARGUB AKHATAR KHAN  
Contact No. : Mobile No. : +91 9836971414  
E-mail : MAKHAN11003@GMAIL.COM  
Address : 147 UPEN BANARJEE ROAD KOLKATA 700060  
Applicant Name : Mr SANJAY KR BASU  
Office Name :  
Office Address :  
Status of Depositor : Others  
Purpose of payment / Remarks : Sale, Development Power of Attorney Payment No 7

PAYMENT DETAILS

Sl. No.	Identification No.	Head of A/C Description	Head of A/C	Amount (₹)
1	16021000227507/7/2019	Property Registration- Stamp duty	0030-03-103-003-02	5020
2	16021000227507/7/2019	Property Registration- Registration Fees	0030-03-104-001-15	53
<b>Total</b>				<b>5073</b>

In Words : Rupees Five Thousand Seventy Three only

आयकर विभाग  
INCOME TAX DEPARTMENT



भारत सरकार  
GOVT. OF INDIA



स्थायी लेखा संख्या कार्ड  
Permanent Account Number Card

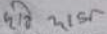


ERSPD5248E

नाम / Name  
CHHABI DAS

पिता का नाम / Father's Name  
NANDADULAL ADHIKARY

जन्म की तारीख / Date of Birth  
01/01/1960

  
हस्ताक्षर / Signature



4407 8068 8886

इस कार्ड के खोने / गाने पर कृपया सूचित करें / लौटारें :  
आयकर पैन सेवा इकाई, एनएसडीएल  
5 वीं मंजिल, मन्त्री स्टर्लिंग, प्लॉट नं. 341, सर्वे नं. 997/8,  
मॉडल कॉलोनी, दीप बंगला चौक के पास,  
पुणे - 411 016.

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

Income Tax PAN Services Unit, NSDL  
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

CHHABI DAS





ভারতীয় বিশিষ্ট পরিচয় প্রাধিকরণ

ভারত সরকার

Unique Identification Authority of India  
Government of India

ভালিকাকৃতিক আই ডি/Enrollment No.: 1040/20019/04296

To  
ছবি দাস  
Chhabi Das  
3 P. K. CHANDRA LANE  
New Alipore S.O  
New Alipore Kolkata  
West Bengal 700053



আপনার আধার সংখ্যা/ Your Aadhaar No. :

**4407 8066 5886**

আধার - সাধারণ মানুষের অধিকার



ভারত সরকার  
GOVERNMENT OF INDIA



ছবি দাস  
Chhabi Das  
পিতা : নন্দদুলাল অধিকারী  
Father : NANDADULAL ADHIKARY  
জন্ম সাল / Year of Birth : 1960  
মহিলা / Female



**4407 8066 5886**

আধার - সাধারণ মানুষের অধিকার

*Handwritten signature*



Government of India



## তথ্য

- আধার পরিচয়ের প্রমাণ, নাগরিকত্বের প্রমাণ নয়।
- পরিচয়ের প্রমাণ অনলাইন অথেন্টিকেশন দ্বারা প্রাপ্ত করুন।

## INFORMATION

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

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

15840354



আধার

ভারতীয় বিশিষ্ট পরিচয় প্রাধিকরণ  
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

ঠিকানা:  
৩, পি. কে চন্দ্র লেন, নিউ  
আলিপুর, কোলকাতা, পশ্চিমবঙ্গ,  
700053

Address:  
3, P. K. CHANDRA LANE,  
New Alipore S.O, New  
Alipore, Kolkata, West  
Bengal, 700053

1947  
1800 180 1947

help@uidai.gov.in

www.uidai.gov.in

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



KALYKES REALITY PVT. LTD.  
Margus Aector W  
Director

KALYKES REALITY PVT. LTD.  
Director



### Major Information of the Deed

Deed No :	I-1602-08719/2019	Date of Registration	11/11/2019
Query No / Year	1602-1000227507/2019	Office where deed is registered	
Query Date	01/11/2019 10:55:11 AM	D.S.R. - I   SOUTH 24-PARGANAS, District: South 24-Parganas	
Applicant Name, Address & Other Details	SANJAY KR BASU Thana : Alipore, District : South 24-Parganas, WEST BENGAL, Mobile No. : 9830151419, Status :Deed Writer		
Transaction	Additional Transaction		
[0139] Sale, Development Power of Attorney	[4305] Other than Immovable Property, Declaration [No of Declaration : 2]		
Set Forth value	Market Value		
	Rs. 8,13,333/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 5,070/- (Article:48(g))	Rs. 53/- (Article:E, E, M(b), H)		
Remarks	Received Rs. 50/- ( FIFTY only ) from the applicant for issuing the assement slip.(Urban area)		

#### Land Details :

District: South 24-Parganas, P.S:- Behala, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Pran Krishna Ch Lane, , Premises No: 2b, , Ward No: 117 Pin Code : 700060

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	15 Chatak 30 Sq Ft		7,83,333/-	Property is on Road
<b>Grand Total :</b>				<b>1.6156Dec</b>	<b>0 /-</b>	<b>7,83,333 /-</b>	

#### Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	100 Sq Ft.	0/-	30,000/-	Structure Type: Structure
Gr. Floor, Area of floor : 100 Sq Ft.,Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Tiles Shed, Extent of Completion: Complete					
<b>Total :</b>		<b>100 sq ft</b>	<b>0 /-</b>	<b>30,000 /-</b>	

#### Principal Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	<b>Smt CHHABI DAS</b> Daughter of Late NANDADULAL ADHIKARY 2B, PRAN KRISHNA CHANDRA ROAD, P.O:- SAHAPUR, P.S:- Behala, District:-South 24-Parganas, West Bengal, India, PIN - 700053 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: ERSPD5248E, Aadhaar No: 44xxxxxxxx5886, Status :Individual, Executed by: Self, Date of Execution: 08/11/2019 , Admitted by: Self, Date of Admission: 08/11/2019 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 08/11/2019 , Admitted by: Self, Date of Admission: 08/11/2019 ,Place : Pvt. Residence





**Attorney Details :**

Sl No	Name,Address,Photo,Finger print and Signature
1	<b>KALYKES REALITY PRIVATE LIMITED</b> 2B, PRANKRISHNA CHANDRA LANE, P.O:- SAHAPUR, P.S:- Behala, District:-South 24-Parganas, West Bengal, India, PIN - 700053 , PAN No.:: AAGCK9546C,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

**Representative Details :**

Sl No	Name,Address,Photo,Finger print and Signature
1	<b>Mr MARGUB AKHATAR KHAN (Presentant )</b> Son of Mr MAHABOOB ALI KHAN 147, UPEN BANERJEE ROAD, P.O:- PARNASREE, P.S:- Behala, District:-South 24-Parganas, West Bengal, India, PIN - 700060, Sex: Male, By Caste: Muslim, Occupation: Business, Citizen of: India, , PAN No.:: ARPPK3399C, Aadhaar No: 60xxxxxxxx0474 Status : Representative, Representative of : KALYKES REALITY PRIVATE LIMITED (as DIRECTOR)
2	<b>Mr RAJESH KUMAR SINGH</b> Son of Late BAIJNATH SINGH 79/F, M I D ROAD, P.O:- PARNASREE, P.S:- Behala, District:-South 24-Parganas, West Bengal, India, PIN - 700060, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: CVMPS8885C, Aadhaar No: 43xxxxxxxx3353 Status : Representative, Representative of : KALYKES REALITY PRIVATE LIMITED (as DIRECTOR)

**Identifier Details :**

Name	Photo	Finger Print	Signature
<b>Mr SANJAY KR BASU</b> Son of Late N K BASU ALIPORE JUDGES COURT, P.O:- ALIPORE, P.S:- Alipore, District:-South 24 -Parganas, West Bengal, India, PIN - 700027			

Identifier Of Smt CHHABI DAS, Mr MARGUB AKHATAR KHAN, Mr RAJESH KUMAR SINGH

Endorsement For Deed Number : I - 160208719 / 2019





On 01-11-2019

**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 8,13,333/-

*Samar Kumar Pramanick*

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

On 08-11-2019

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

Presented for registration at 14:45 hrs on 08-11-2019, at the Private residence by Mr MARGUB AKHATAR KHAN ..

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

Execution is admitted on 08/11/2019 by Smt CHHABI DAS, Daughter of Late NANDADULAL ADHIKARY, 2B, PRAN KRISHNA CHANDRA ROAD, P.O: SAHAPUR, Thana: Behala, , South 24-Parganas, WEST BENGAL, India, PIN - 700053, by caste Hindu, by Profession House wife

Indetified by Mr SANJAY KR BASU, . . , Son of Late N K BASU, ALIPORE JUDGES 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 08-11-2019 by Mr MARGUB AKHATAR KHAN, DIRECTOR, KALYKES REALITY PRIVATE LIMITED, 2B, PRANKRISHNA CHANDRA LANE, P.O:- SAHAPUR, P.S:- Behala, District:-South 24-Parganas, West Bengal, India, PIN - 700053

Indetified by Mr SANJAY KR BASU, . . , Son of Late N K BASU, ALIPORE JUDGES COURT, P.O: ALIPORE, Thana: Alipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Hindu, by profession Deed Writer

Execution is admitted on 08-11-2019 by Mr RAJESH KUMAR SINGH, DIRECTOR, KALYKES REALITY PRIVATE LIMITED, 2B, PRANKRISHNA CHANDRA LANE, P.O:- SAHAPUR, P.S:- Behala, District:-South 24-Parganas, West Bengal, India, PIN - 700053

Indetified by Mr SANJAY KR BASU, . . , Son of Late N K BASU, ALIPORE JUDGES COURT, P.O: ALIPORE, Thana: Alipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Hindu, by profession Deed Writer

*Samar Kumar Pramanick*

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









On 11-11-2019

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

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

**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 0/-, by online = Rs 53/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB  
Online on 04/11/2019 1:26PM with Govt. Ref. No: 192019200088972105 on 04-11-2019, Amount Rs: 53/-, Bank: State Bank of India ( SBIN0000001), Ref. No. IK0AHMTOB0 on 04-11-2019, Head of Account 0030-03-104-001-16

**Payment of Stamp Duty**

Certified that required Stamp Duty payable for this document is Rs. 5,020/- and Stamp Duty paid by Stamp Rs 50/-, by online = Rs 5,020/-

**Description of Stamp**

1. Stamp: Type: Impressed, Serial no 3133, Amount: Rs.50/-, Date of Purchase: 18/10/2019, Vendor name: S Das  
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB  
Online on 04/11/2019 1:26PM with Govt. Ref. No: 192019200088972105 on 04-11-2019, Amount Rs: 5,020/-, Bank: State Bank of India ( SBIN0000001), Ref. No. IK0AHMTOB0 on 04-11-2019, Head of Account 0030-02-103-003-02

*S-a*

**Samar Kumar Pramanick**  
**DISTRICT SUB-REGISTRAR**  
**OFFICE OF THE D.S.R. - I | SOUTH 24-**  
**PARGANAS**  
**South 24-Parganas, West Bengal**







Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1602-2019, Page from 317838 to 317873  
being No 160208719 for the year 2019.



*Sa*

Digitally signed by SAMAR KUMAR  
PRAMANICK  
Date: 2019.11.19 13:09:45 +05:30  
Reason: Digital Signing of Deed.

(Samar Kumar Pramanick) 19-Nov-19 1:09:21 PM  
DISTRICT SUB-REGISTRAR  
OFFICE OF THE D.S.R. -II SOUTH 24-PARGANAS  
West Bengal.



(This document is digitally signed.)

---