

9805/2022

9900/2022

# भारतीय गैर न्यायिक

पचास  
रुपये  
रु.50



FIFTY  
RUPEES  
Rs.50

## INDIA NON JUDICIAL

पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

AE 627272

Handwritten notes: 8/18015as, 18/6



Certified that the Document is admitted on Registration. The Stamp Sheet and the Instrument attached to this document are the part of this transaction.

Additional Registrar  
of Assurances-IV, Kolkata

21 JUN 2022

Additional Registrar of Assurances-IV, Kolkata

### THE DEVELOPMENT POWER OF ATTORNEY

KNOW ALL MEN BY THESE PRESENTS that I, SMT. MIRA KUNDU, having (PAN AHEPK9686K, AADHAR NO. 4892 5523 4867), wife of Late Narayan Chandra Kundu, by faith Hindu, by occupation- housewife, by Nationality Indian, and residing at P-214, CIT Road, Scheme VII-M, P.O. Kankurgachi, within the ambit of Maniktala police station, Kolkata - 700054, do hereby state as follows :

Visi Case No. 2810 15.06  
J(1)- 250  
J(2)- 450  
Total 700/-  
Rek. on.....

ARA-IV  
Kolkata



08 JUN 2022  
08 JUN 2022

1160  
Akma Shyam Developers  
J M M R  
S. CHATTERJEE  
Licensed Stamp Vendor  
C. C. Court  
2 & 3, K. S. Roy Rd. Kolkata

*Sanjay Kumar*



6484

*Sanjay Kumar*



6485

*Mera Kesaria*



8486

*Rajesh Tewary*



8487



Identified by me  
Paroma Sen Gupta, Adv.  
d/o Adhish Sen Gupta,  
Calcutta High Court  
Kolkata - 700001.

ADDITIONAL REGISTRAR  
OF ASSURANCES-IV, KOLKATA  
15 JUN 2022



**WHEREAS** I am seized and possessed of as sole and absolute of **ALL THAT** bastu land measuring an area of 5 Cottahs more or less, togetherwith tin-shed structure measuring an area of 200sq.ft. more or less, situate and lying at Premises No. 150D/2, Maniktala Main Road, and (being portion of Premises No. 150D, Maniktala Main Road), P.S. - Maniktala, P.O.- Kankurgachi, Kolkata - 700054, within the limits of Kolkata Municipal Corporation under ward No. 032, under the jurisdiction of A.D.S.R, Sealdah, in the District of North 24 Parganas, having Assessee No. 110320902927, (hereinafter referred to as the "**said Premises**") morefully and particularly described in the schedule hereunder written.

**WHEREAS** that by a Development Agreement dated 10<sup>th</sup> June, 2022 and recorded in Book No. 1, Being No. 9531 and registered at Addl. Registrar of Assurances - IV, Kolkata, (hereinafter referred to as "**the SAID AGREEMENT**") the Owner has appointed **M/s. AKMA SHIVAM DEVELOPERS LLP, (PAN No. ABYFA4969R)**, a Limited Liability Partnership, incorporated within the provisions of the Limited Liability Partnership Act, 2008, and as amended from time to time, and having its registered Office at Premises No. 175/J, Manicktala Main Road, Kolkata - 700054, P.S. - Phool Bagan, P.O. - Kankurgachi, hereinafter referred to as the "**DEVELOPER**" of the said premises, to develop the said premises on the terms and conditions contained in "**the said Development Agreement**" dated 10<sup>th</sup> June, 2022.

**WHEREAS** In terms of the said Agreement, the Owner is desirous of appointing the Developer, as her true and lawful attorney to do execute and perform all acts deeds and things relating to the said premises and the development thereof and transfer of the Developer's Allocation as hereinafter contained.

**KNOW ALL MEN BY THESE PRESENTS WITNESSETH THAT, SMT. MIRA KUNDU**, do hereby nominate, constitute and appoint **SRI. ANINDYA SENGUPTA** (designated partner), having (**PAN: AJBPS2886C AND AADHAR CARD NO. 881157665565**), son of Late Arun Kanti Sengupta and residing at 175/J, Manicktala Main Road, within the ambit of Phool Bagan police station, P.O.- kankurgachi, Kolkata - 700054, being one of the designated partners of **M/S AKMA SHIVAM DEVELOPERS LLP, (PAN ABYFA4969R)**, and **SRI. RAJESH TEWARI** (Partner) and having (**PAN: ABTPT0021C AND AADHAR CARD NO. 304065835702**) son of Mr. Bijoy Shankar Tiwary, faith Hindu, by occupation- Business, by Nationality Indian, and residing at 127G, Satin Sen Sarani, P.S. Phool bagan, P.O. Kankurgachi, Kolkata - 700 054, being one of the partners of **M/S AKMA SHIVAM DEVELOPERS LLP, (PAN ABYFA4969R)**, being the said Developer herein, as my true and lawful Attorney, hereinafter called "**the said Attorney**" to do all or any of the following acts, deeds, matters and things in respect of "**the said premises**" in my name and on my behalf that is to say :

1. To enter into, hold and guard the Said Premises and its boundaries.
2. To warn off and prohibit, and if necessary, proceed under due form of law, against all or any trespassers on the Said Premises or any part thereof and to take appropriate steps, whether by legal action or otherwise and to abate all nuisance.



3. To preserve, maintain, protect and look after the Said Premises and construct a multistoried building, the Plan of which has been submitted for sanction / approval to the Kolkata Municipal Corporation.
4. To engage the services of any contractor/sub-contractor if deemed necessary by the Attorney.
5. To construct or reconstruct the new building/s at the said premises and for that to demolish the existing structures thereon.
6. To apply for and submit such plan for sanction including any modification, revision, alterations and/or renewal that may be required by the Kolkata Municipal Corporation and to pay fees for obtaining such sanction and thereafter obtain all permissions, sanctions and/or consents as will be necessary from time to time.
7. To apply for and obtain such certificates and other permissions, consents, no objections and clearances as may be required for mutation and/or conversion of the Said Premises.
8. To sell and/or enter into Agreement for sale in respect of all the flats and/or units in the proposed new multistoried building that is proposed to be constructed at the said premises, which would be comprised in the Developer's Allocation at such price and to such purchaser or purchasers as the said Attorney shall in his discretion deem fit and proper. Be it mentioned herein that the Developer's allocation is 50% share of the entire constructed area of the Building to be constructed on the said premises after handing over possession of 50% share of the in the building to the Owner being Owners' allocation including proportionate share in the common facilities and amenities thereof.
9. To receive from the intending purchaser or purchasers in respect of the portion under Developer's allocation any earnest money and/or advance as also balance of entire consideration amount and to give good and valid receipt and discharge for the same which will protect the purchaser/purchaser's money to be received by our aforesaid Attorney towards consideration shall have to be deposited in the account of the Attorney.
10. To sign all other deeds, instruments and assurances as the Attorney shall consider necessary and to enter into and/or agree to enter into any such covenants and conditions as may be required for fully and effectually conveying the said premises in respect of Developer's allocation.
11. To present any conveyance/s for registration to admit execution and receipt of consideration before the District Sub-Registrar-Sealdah, Additional District Sub-Registrar, Sealdah as also the Registrar of Assurances, Kolkata, having authority of having the said conveyances registered and to do all such acts and deeds which the said Attorney shall consider necessary for conveying the said premises under Developer's allocation to the



- intending purchaser/s as fully and effectually as we could do had we been present personally.
12. To represent the Owners and to complete the sale and/or transfer of Developer's Allocation including the undivided share in the land of the said premises in terms of the said Agreement.
  13. To negotiate, take bookings, enter into agreements and/or documents of whatsoever nature in respect of Developer's Allocation or any part thereof and if necessary to amend, modify, alter or cancel the same.
  14. To apply for and obtain Completion or Occupancy Certificate, as the case may be from Kolkata Municipal Corporation and/or other concerned authorities.
  15. To market for the New Building. Advertise and publicize the Flats in the Developer's Allocation in the new Building only and to appoint marketing agents, brokers, sub - brokers, sole selling or other agents for the sale or otherwise transfer of the same.
  16. To apply for Electricity, sewerage, drainage, lift, generator, water and other connections and for that purpose to make and sign necessary papers and applications in our name and to make payment of all fees, charges and expenses in respect thereof on my behalf.
  17. To commence, prosecute, enforce, defend, answer or oppose all actions or other legal proceedings, including suits, writs and arbitration proceedings and demands, touching or concerning any of the matters aforesaid or any other matters relating to the Said Premises or any part thereof, and also, if thought fit, to compromise, refer to arbitration, abandon, submit or judgment or become non-suited in any such action or proceeding as aforesaid, before any Court, Civil, Criminal or Revenue, including, Rent Controller and Small Causes Court. Be it expressly made clear that the aforesaid actions will be only for the purpose of protecting and preserving the Said Premises in favour of the Grantors/Owners.
  18. To accept notices and service of paper from any Court, Tribunal, Postal and/or other authorities and/or persons on our behalf in relation to construction of the said building only. All such acceptance of service shall be notified to us as the Grantor of the Power within 3 (three) days from the date of service thereof.
  19. To receive and pay and/or deposit all moneys, including Court fees and to receive refunds including sale prices, earnest moneys, rents, premiums or other considerations and to grant valid receipts and discharges in respect of Developer's allocation.
  20. To make, sign, verify, affirm any plaint, petition including Writ petition or other petition under any Article of the Constitution of India, application,









Government of West Bengal

Department of Finance (Revenue) , Directorate of Registration and Stamp Revenue

OFFICE OF THE A.R.A. - IV KOLKATA, District Name :Kolkata





Signature / LTI Sheet of Query No/Year 19048001801525/2022

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	Mrs MIRA KUNDU P- 214 CIT ROAD SCHEME VII-M, City:- Not Specified, P.O:- KANKURGACHI, P.S:- Manicktalla, District:- North 24-Parganas, West Bengal, India, PIN:- 700054	Principal		6485 	
2	Mr ANINDYA SENGUPTA 175J MANIKTALA M,AIN ROAD, City:- Not Specified, P.O:- KANKURGACHI, P.S:- Phool Bagan, District:- South 24-Parganas, West Bengal, India, PIN:- 700054	Represent ative of Attorney [AKMA SHIVAM DEVELOP ERS LLP]		6484 	 16/06/22



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

SI No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
3	Mr RAJESH TEWARI 127G, SATIN SEN SARANI, City:- Kolkata, P.O:- KANKURGACHI, P.S:-Maniktala, District:- South 24-Parganas, West Bengal, India, PIN:- 700054	Represent ative of Attorney [AKMA SHIVAM DEVELOP ERS LLP ]		6486 	Rajesh Tewari 16/06/2022
SI No.	Name and Address of identifier	Identified by	Photo	Finger Print	Signature with date
1	PAROMA SENGUPTA Daughter of Mr ADHISH SENGUPTA , HIGH COURT CAL, City:- Kolkata, P.O:- GPO, P.S:-Hare Street, District:- Kolkata, West Bengal, India, PIN:- 700001	Mrs MIRA KUNDU, Mr ANINDYA SENGUPTA, Mr RAJESH TEWARI		6487 	Paroma Sengupta 16/6/2022

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

- claims, objections, affidavits, vakalatnama, Warrant of Attorney, letter, etc. of all kinds and to file them before any appropriate Court, office, department or authority in respect of the said premises and/or part thereof and to defend the same and/or prosecute the same in my name and on my behalf as my Attorney deems fit and proper.
21. To retain, employ and discharge any counsel, vakil, advocate, attorney, solicitor, agent, pleader and to conduct and defend all present and future proceedings and to pay the costs, charges and expenses incurred in such litigations / proceedings in respect of "the said premises".
22. To act, appear and represent before any Judge, Court, Rent Controller, Tribunal, Board of Revenue, Registrar, Officer and Inspector etc. including KMC, Urban Land Ceiling Department, Police, Survey, CESC or any other Statutory Authority or authorities including Land Acquisition authorities for all matters (including mutation or conversion) and Government Departments and/or officers and also all other Central or State Executives, Judicial or Quasi-judicial, Municipal and other authorities and to do all things necessary including signing of papers, documents, affidavits, declarations etc. in connection with "**the Said Premises**" in respect of Developer's allocation.
23. To appear and represent me before Notary Public, Metropolitan or other Magistrate and other officer or officers and authorities in connection with affirmation of any agreement/ deed / instrument / declaration or writing signed or made by the said Attorney by virtue of the powers hereby conferred.
24. To pay all charges, municipal and other taxes, Khaznas, Rent, Revenue and other charges whatsoever payable on account of "the said premises" to Corporation, CESC, Government Authority or any other Statutory Authority as may be required and to obtain receipt for payment of the same and for such purpose to do all things that may be necessary.
25. To employ Solicitors, Advocates, and/or agents and to pay the costs, charges and expenses incurred in any litigation/proceeding in respect of the said premises.
26. To sign, issue, conduct, deliver as the case may be all letters, applications, summons or correspondence, notices that from time to time may be required or be deemed to be necessary in relation thereto.
27. To apply for and obtain licenses, permits, certificates, sanctions, clearances from Governments, Municipality, Police or other statutory or non-statutory authorities and for that purpose to execute or give such agreements, undertakings and declarations, guarantees or the like as may be requisite or called for.



28. The Developer shall be entitled to mortgage or charge the Developer's Allocation as recited in Schedule A of the said Agreement in favour of banks and/or financial institutions for purpose of financing the construction of the Building Complex on the said premises and the Owner shall consent and/or provide all assistance to the same, if required.
29. To execute and perform any other act deed matters and things whatsoever which ought to be done executed and performed and which in the opinion of the said Attorney ought to be done executed and performed for the purposes aforesaid as fully and effectually to all intents and purposes as I could do it being my intent and desire that all matters and things in respect of the said premises shall be under the full direction and supervision of the said Attorney.
30. To realize, receive, accept the consideration or purchase price payable for "the said premises" in respect of the Developer's allocation by the intending purchaser/s in connection with such sale as aforesaid and upon receipt thereof or any part thereof to give and issue valid proper and effectual receipts and discharges for the same.
31. To appear and represent me before the Registrar or District Sub-Registrar or any other officer and Authority and present any such conveyance/s for registration to admit execution and receipt of consideration in respect of the Developer's allocation before the District Sub-Registrar or Registrar or Additional Registrar of Assurances having authority for and to have the said conveyances registered and to do all deeds acts and things which our said Attorney shall consider necessary for conveying in respect of "the said premises" relating to the Developer's Allocation.
32. To appear and represent me before all Registration Authorities for or in connection with registration of any deed/s, agreement/s or instrument/s executed by the said Attorney under the powers in that behalf contained in these presents and to sign, affirm, submit and deliver as the case may be all required papers, declarations, forms as may be required for or in connection with registration.
33. Subject to my approval to negotiate for the sale of "the said premises" in respect of the Developer's share and sale and dispose of such of "the said premises" and for that purpose to settle the terms of sale and terms of the agreement for sale relating to such of "the said premises" and to sign, execute and deliver all necessary sale deed or deeds and/or instruments in connection therewith and further manage, control and supervise "the said premises" in respect of the Developer's allocation.
34. To appear and represent me being Grantor of this Power effectively before all authorities and make submissions, give commitments or undertakings, as be required as may be deemed fit and proper. Photocopies of all such documents are to be forwarded to the Grantor within seven (7) days of receipts thereof.



35. This Power of Attorney is being executed in favour of my Constituted Attorney without receiving any consideration in terms of money and by executing this Power of Attorney no personal interest is created in respect of "the said Premises" which is the subject matter of this power of attorney.

36. This Power of Attorney is revocable in nature.

**AND GENERALLY** to do all acts deeds and things for better exercise of the authorities herein contained relating to the said premises or any part thereof which the Owner herself could have lawfully done under her own hand and seal, if personally present.

**AND** the Owner doth hereby ratify and confirm and agree to ratify and confirm all and whatever their said Attorney have done or cause to be done or shall lawfully do or cause to be done in or about the premises aforesaid.

**THE SCHEDULE ABOVE REFERRED TO**

**ALL THAT** bastu land measuring an area of 5 Cottahs more or less, togetherwith tin-shed structure measuring an area of 200sq.ft. more or less, situate and lying at Premises No. 150D/2, Maniktala Main Road, and (being portion of Premises No. 150D, Maniktala Main Road), P.S. - Maniktala, P.O.- Kankurgachi, Kolkata - 700054, within the limits of Kolkata Municipal Corporation under ward No. 032, under the jurisdiction of A.D.S.R, Sealdah, in the District of North 24 Parganas, having Assessee No. 110320902927, which is butted and bounded in the manner as follows :-

**ON THE NORTH** : By 24 feet wide common passage;  
**ON THE SOUTH** : By 150D, Maniktala Main Road;  
**ON THE EAST** : By 150D, Maniktala Main Road;  
**ON THE WEST** : BY 150D/1 Maniktala Main Road;

**IN WITNESS WHEREOF I, SMT. MIRA KUNDU**, hereto put my signatures on this  
16<sup>th</sup> day of JUNE 2022 .

**SIGNED AND DELIVERED** by the Principal

*Mira Kundu*

At Kolkata in the presence of :

1. *Debashis Das*  
 Kristopor, Barabagh,  
 Hooghly, 712708

2. *Panoma Sengupta, Ad.*  
 Calcutta High Court  
 Kolkata - 700001



**SIGNED AND DELIVERED** by the Attorney

At Kolkata in the presence of :

1. *Debasish Das*  
Kosshnapur, Goralgaeta  
Hooghly, 712708

AKMA SHIVAM DEVELOPERS LLP  
*[Signature]*  
Designated Partner

AKMA SHIVAM DEVELOPERS LLP  
*Rajesh Tewari*  
Partner

2. *Paroma Sengupta, Adv.*

WE ACCEPT THE POWER

Drafted by

*Paroma Sengupta, Adv.*  
Calcutta High Court  
Enrolment - WB/2454/2010

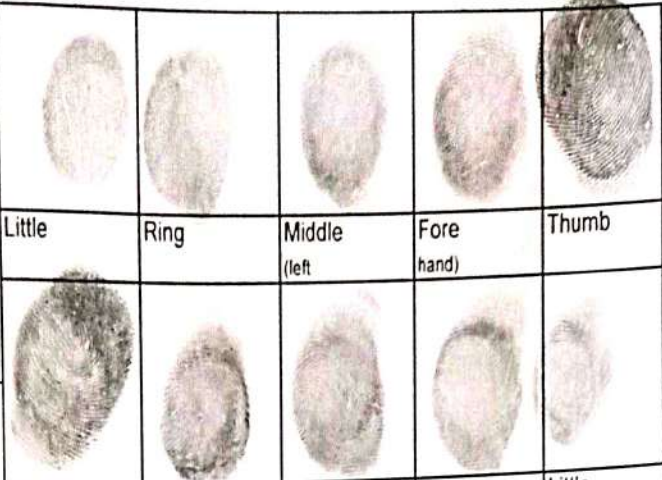


# SPECIMEN FORM FOR TEN FINGERPRINTS

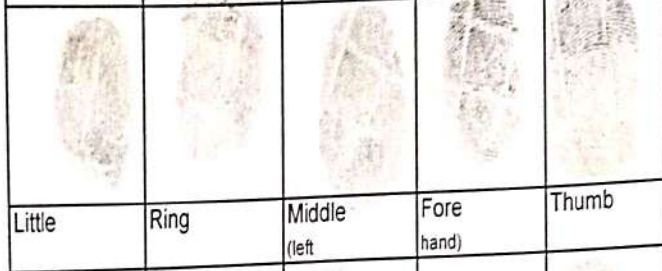
No. Signatures of the executants and or purchaser Presentants



*Signature of the man in the first portrait*



Little Ring Middle (left) Fore hand Thumb



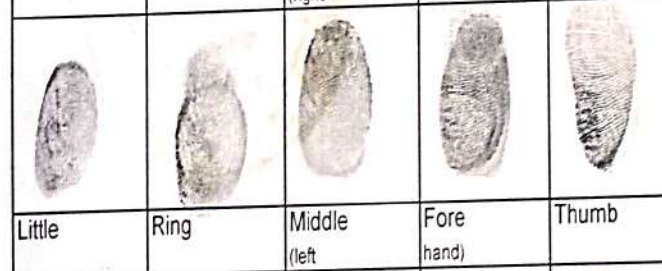
Thumb Fore Middle (right) Ring hand Little



*Signature of the man in the second portrait*



Little Ring Middle (left) Fore hand Thumb



Thumb Fore Middle (right) Ring hand Little



*Signature of the woman in the third portrait*



Little Ring Middle (left) Fore hand Thumb



Thumb Fore Middle (right) Ring hand Little



आयकर विभाग  
INCOME TAX DEPARTMENT



भारत सरकार  
GOVT. OF INDIA

स्थायी लेखा संख्या कार्ड  
Permanent Account Number Card

ABYFA4969R



नाम / Name  
AKMA SHIVAM DEVELOPERS LLP

निगमन/गठन की तारीख  
Date of Incorporation/Formation  
12/05/2022

*[Handwritten Signature]*  
AKMA SHIVAM DEVELOPERS LLP  
*[Handwritten Signature]*  
Partner

AKMA SHIVAM DEVELOPERS LLP  
Rajesh Tewari  
Partner

आयकर विभाग  
INCOME TAX DEPARTMENT



भारत सरकार  
GOVT. OF INDIA



स्थायी लेखा संख्या कार्ड  
Permanent Account Number Card  
ABTP0021C



नाम / Name  
RAJESH TEWARI

पिता का नाम / Father's Name  
BHOJ SHANKAR TEWARI

जन्म की तारीख /  
Date of Birth  
31/07/1978

05052022

QR Authentication: Digitally Signed, Core Data  
& Valid unless Physically Destroyed

Rajesh Tewari





भारत सरकार  
Government of India



राजेश तिवरी  
Rajesh Tewari  
जन्म तिथि / DOB 31/07/1972  
पुरुष / Male



3040 6583 5702

आधार - आम आदमी का अधिकार

Rajesh Tewari



भारतीय अतिरिक्त पहचान प्राधिकरण  
Unique Identification Authority of India

पता:  
आत्मज बिजय शंकर तिवरी, 127जी,  
सतीन सेन सरानी, घोष बागान,  
कनकुरगची, कोलकाता, कनकुरगची,  
वेस्ट बंगाल, 700054

Address:  
S/O. Bijoy Shankar Tewari, 127G,  
Satin Sen Sarani, Ghosh Bagan,  
Kankurgachi, Kolkata,  
Kankurgachi, West Bengal,  
700054

3040 6583 5702

1947  
1800 300 1947

help@uidai.gov.in

www  
www.uidai.gov.in



भारत सरकार  
GOVERNMENT OF INDIA



অবিন্দ্য সেনগুপ্ত  
Anindya Sengupta  
পিতা : অরুণ কান্তি সেনগুপ্ত  
Father : ARUN KANTI SENGUPTA  
জন্ম সাল / Year of Birth : 1971  
পুরুষ / Male



8811 5766 5565

আধার - সাধারণ মানুষের অধিকার



ভারতীয় বিশিষ্ট পরিচয় প্রাধিকরণ  
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

ঠিকানা:  
১৭৫ - জে, মানিকতলা মেইন  
রোড, কানকুর্গাচি, কোলকাতা,  
পশ্চিমবঙ্গ, ৭০০০৫৪

Address:  
175/J, MANICKTALA MAIN  
ROAD, Kankurgachi S.O,  
Kankurgachi, Kolkata, West  
Bengal, 700054

1947  
1800 180 1947

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www.uidai.gov.in

P.O. Box No 1917,  
Bengaluru 560 001



**आयकर विभाग**  
**INCOME TAX DEPARTMENT**

**भारत सरकार**  
**GOVT. OF INDIA**

**स्थायी लेखा संख्या कार्ड**  
**Permanent Account Number Card**  
**AJBPS2886C**

**17092018**

**ANINDYA SENGUPTA**

**ANINDYA SENGUPTA**

**ARUN KANTI SENGUPTA**

**09/04/1971**

**17092018**

**इस कार्ड के खोले/पाने पर तुरंत सूचित करें/लौटायें:**  
 आयकर सैन सेवा इकाई, एन एस डी एल  
 5 वीं मंजिल, मंत्री स्टर्लिंग,  
 प्लॉट नं. 341, सर्वे नं. 997/8,  
 मॉडल कॉलोनी, डीप 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: [ininfo@nsdl.co.in](mailto:ininfo@nsdl.co.in)**

*Anindya Sengupta*



**BAR COUNCIL OF WEST BENGAL**

(STATUTORY BODY UNDER THE ADVOCATES ACT, 1961)  
2 & 3, KIRAN SANKAR ROY ROAD, KOLKATA - 700001  
PHONE : 2243 6956 / 7233

**IDENTITY CARD**



Name PAROMA SENGUPTA

Advocate

Father's/Husband's Name .....

ADHISH SENGUPTA

*(SRI PRASANTA RANJAN GUHA RAY)* *(BIMAL KUMAR CHATTERJEE)*  
CHAIRMAN EX-COMMITTEE CHAIRMAN

*Paroma Sengupta.*

Card No. C-7311

Address Recorded on the Roll 170/1, A.J.C. Bose Road,  
Kolkata - 700 014

Present Address - Do -

Enrolment No. F / 2091 / 2010

Date of Enrolment 06.12.2010

Date of Birth 02.11.1984

NB : Valid till WB No. is not assigned

Date 18/7/20

Secretary/Assistant Secretary



स्थायी लेखा संख्या /PERMANENT ACCOUNT NUMBER

AHEPK9686K



नाम /NAME

MIRA KUNDU

पिता का नाम /FATHER'S NAME

RAJYESWAR KUNDU

जन्म तिथि /DATE OF BIRTH

15-08-1950

हस्ताक्षर /SIGNATURE

*Mira Kundu*

*Stalin*

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

*Mira Kundu*



भारत सरकार  
 Government of India  
 Unique Identification Authority of India  
 Government of India  
 केंद्रीय अई डि / Enrollment No.: 1040/20688/17108

To  
 শ্রী মীরা কুন্ডু  
 Mira Kundu  
 P214 CIT SCHEME 7M  
 Kankurgachi  
 Kankurgachi  
 Kankurgachi Kolkata  
 West Bengal 700054



MN519192652FT



আপনার আধার সংখ্যা / Your Aadhaar No. :

**4892 5523 4867**

আধার - সাধারণ মানুষের অধিকার



ভারত সরকার  
 Government of India  
 মীরা কুন্ডু  
 Mira Kundu  
 পিতা : রাজেশ্বর কুন্ডু  
 Father : Rajeswar Kundu  
 জন্মতারিখ / DOB : 15/08/1950  
 মহিলা / Female



**4892 5523 4867**

আধার - সাধারণ মানুষের অধিকার



ভূখ্য

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

INFORMATION

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

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



ভারতীয় বিশিষ্ট পরিচয় প্রাধিকরণ  
 Unique Identification Authority of India

ঠিকানা:  
 পি214 সীআইটি স্কিম 7ম,  
 কানকুর্গাচি, কোলকাতা,  
 কানকুর্গাচি, পশ্চিম বঙ্গ, 700054

Address:  
 P214 CIT SCHEME 7M,  
 Kankurgachi, Kolkata,  
 Kankurgachi, West Bengal,  
 700054

1947  
 1600 300 1947

help@uidai.gov.in

www.uidai.gov.in

Mira Kundu





# AKMA SHIVAM DEVELOPERS LLP

(A Akma Group Company)

175/J, Manicktala Main Road, Kolkata - 700 054, Ph. : 033 40657088  
E-mail : operations@akmagroup.in

Date .....

Extracts of MINUTES of Meeting of the Partners of M/S AKMA SHIVAM DEVELOPERS LLP, held at the Registered office at No.175/j Maniktala Main Road, Kolkata – 700054 on 14.06.2022

RESOLVED THAT MR. ANINDYA SENGUPTA one of the Designated partners of the M/S AKMA SHIVAM DEVELOPERS LLP and MR. RAJESH TEWARI, one of the partners of the M/S AKMA SHIVAM DEVELOPERS LLP has been duly authorized to sign, execute, register Development power of Attorney and any other documents which shall be deemed fit and proper and affix therein common rubber stamp of the one of the Designated partners of the M/S AKMA SHIVAM DEVELOPERS LLP before the Registering Authority.

Certified to be true copy of Board

Resolution dated 14.06.2022

AKMA SHIVAM DEVELOPERS LLP

Pawan K. Gupta Partner

PAWAN KUMAR GUPTA  
Designated partners

AKMA SHIVAM DEVELOPERS LLP

H. W. Bhatler. Partner

HARI NARAYAN BHATTER  
Partner

## Major Information of the Deed

Deed No :	I-1904-09900/2022	Date of Registration	21/06/2022
Query No / Year	1904-8001801525/2022	Office where deed is registered	
Query Date	15/06/2022 1:00:58 PM	A.R.A. - IV KOLKATA, District: Kolkata	
Applicant Name, Address & Other Details	PAROMA SENGUPTA HIGH COURT CAL, Thana : Hare Street, District : Kolkata, WEST BENGAL, PIN - 700001, Mobile No. : 8910075721, Status : Advocate		
Transaction	[0138] Sale, Development Power of Attorney after Registered Development Agreement		
Set Forth value	Rs. 2/-		
Stampduty Paid(SD)	Rs. 50/- (Article:48(g))		
Remarks	Development Power of Attorney after Registered Development Agreement of [Deed No/Year]:- 190409531/2022 Received Rs. 50/- ( FIFTY only ) from the applicant for issuing the assement slip.(Urban area)		

### Land Details :

District: South 24-Parganas, P.S:- Maniktala, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Maniktala Main Road, Road Zone : (Kankurgachi More (Ward-32) -- E.M. Bye Pass Off Road (Ward-32)) , , Premises No: 150D/2. , Ward No: 032 Pin Code : 700054

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	1/-	2,70,00,003/-	Width of Approach Road: 24 Ft. . . Project Name :
<b>Grand Total :</b>				8.25Dec	1 /-	270,00,003 /-	

### Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	200 Sq Ft.	1/-	54,000/-	Structure Type: Structure
Gr. Floor, Area of floor : 200 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Tin Shed, Extent of Completion: Complete					
<b>Total :</b>		200 sq ft	1 /-	54,000 /-	



**Principal Details :**

SI No	Name,Address,Photo,Finger print and Signature
1	<b>Mrs MIRA KUNDU</b> Wife of Mr NARAYAN CHANDRA KUNDU P-214 CIT ROAD SCHEME VII-M, City:- Not Specified, P.O:- KANKURGACHI, P.S:-Manicktalla, District:-North 24-Parganas, West Bengal, India, PIN:- 700054 Sex: Female. By Caste: Hindu, Occupation: Others, Citizen of: India, PAN No.:: AHxxxxxx6K,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 16/06/2022 . Admitted by: Self, Date of Admission: 16/06/2022 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 16/06/2022 , Admitted by: Self, Date of Admission: 16/06/2022 ,Place : Pvt. Residence

**Attorney Details :**

SI No	Name,Address,Photo,Finger print and Signature
1	<b>AKMA SHIVAM DEVELOPERS LLP</b> 175J MANIKTALA MAIN ROAD, City:- Not Specified, P.O:- KANKURGACHI, P.S:-Phool Bagan, District:-South 24-Parganas, West Bengal, India, PIN:- 700054 , PAN No.:: ABxxxxxx9R,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

**Representative Details :**

SI No	Name,Address,Photo,Finger print and Signature
1	<b>Mr ANINDYA SENGUPTA (Presentant )</b> Son of Late ARUN KANTI SENGUPTA 175J MANIKTALA M,AIN ROAD, City:- Not Specified, P.O:- KANKURGACHI, P.S:-Phool Bagan, District:-South 24-Parganas, West Bengal, India, PIN:- 700054, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AJxxxxxx6C,Aadhaar No Not Provided by UIDAI Status : Representative, Representative of : AKMA SHIVAM DEVELOPERS LLP (as DESIGNATED PARTNER)
2	<b>Mr RAJESH TEWARI</b> Son of BIJOY SHANKAR TIWARI 127G, SATIN SEN SARANI, City:- Kolkata, P.O:- KANKURGACHI, P.S:- Maniktala, District:-South 24-Parganas, West Bengal, India, PIN:- 700054, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: ABxxxxxx1C, Aadhaar No: 30xxxxxxxx5702 Status : Representative, Representative of : AKMA SHIVAM DEVELOPERS LLP (as PARTNER)

**Identifier Details :**

Name	Photo	Finger Print	Signature
<b>PAROMA SENGUPTA</b> Daughter of Mr ADHISH SENGUPTA HIGH COURT CAL, City:- Kolkata, P.O:- GPO, P.S:-Hare Street, District:-Kolkata, West Bengal, India, PIN:- 700001			
Identifier Of Mrs MIRA KUNDU, Mr ANINDYA SENGUPTA, Mr RAJESH TEWARI			

Transfer of property for L1		To. with area (Name-Area)
From	Mrs MIRA KUNDU	AKMA SHIVAM DEVELOPERS LLP-8.25 Dec
Transfer of property for S1		To. with area (Name-Area)
From	Mrs MIRA KUNDU	AKMA SHIVAM DEVELOPERS LLP-200.00000000 Sq Ft



16-06-2022

Statement of Market Value(WB PUVI rules of 2001)

Statement that the market value of this property which is the subject matter of the deed has been assessed at Rs

Mohul Mukhopadhyay

ADDITIONAL REGISTRAR OF ASSURANCE

OFFICE OF THE A.R.A. - IV KOLKATA

Kolkata, West Bengal

On 16-06-2022

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

Presented for registration at 18:17 hrs on 16-06-2022, at the Private residence by Mr ANINDYA SENGUPTA .

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

Execution is admitted on 16/06/2022 by Mrs MIRA KUNDU, Wife of Mr NARAYAN CHANDRA KUNDU, P-214 CIT ROAD SCHEME VII-M, P.O: KANKURGACHI, Thana: Manicktalla, , North 24-Parganas, WEST BENGAL, India, PIN - 700054, by caste Hindu, by Profession Others

Identified by PAROMA SENGUPTA, , , Daughter of Mr ADHISH SENGUPTA, , HIGH COURT CAL, P.O: GPO, Thana: Hare Street, , City/Town: KOLKATA, Kolkata, WEST BENGAL, India, PIN - 700001, by caste Hindu, by profession Advocate

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

Execution is admitted on 16-06-2022 by Mr RAJESH TEWARI, PARTNER, AKMA SHIVAM DEVELOPERS LLP, 175J MANIKTALA MAIN ROAD, City:- Not Specified, P.O:- KANKURGACHI, P.S:-Phool Bagan, District:-South 24-Parganas, West Bengal, India, PIN:- 700054

Identified by PAROMA SENGUPTA, , , Daughter of Mr ADHISH SENGUPTA, , HIGH COURT CAL, P.O: GPO, Thana: Hare Street, , City/Town: KOLKATA, Kolkata, WEST BENGAL, India, PIN - 700001, by caste Hindu, by profession Advocate

Execution is admitted on 16-06-2022 by Mr ANINDYA SENGUPTA, DESIGNATED PARTNER, AKMA SHIVAM DEVELOPERS LLP, 175J MANIKTALA MAIN ROAD, City:- Not Specified, P.O:- KANKURGACHI, P.S:-Phool Bagan, District:-South 24-Parganas, West Bengal, India, PIN:- 700054

Identified by PAROMA SENGUPTA, , , Daughter of Mr ADHISH SENGUPTA, , HIGH COURT CAL, P.O: GPO, Thana: Hare Street, , City/Town: KOLKATA, Kolkata, WEST BENGAL, India, PIN - 700001, by caste Hindu, by profession Advocate

Mohul Mukhopadhyay

ADDITIONAL REGISTRAR OF ASSURANCE

OFFICE OF THE A.R.A. - IV KOLKATA

Kolkata, West Bengal

On 21-06-2022

**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.

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

Amount of Stamp Duty  
that required Stamp Duty payable for this document is Rs. 50/- and Stamp Duty paid by Stamp Rs 50/-  
Description of Stamp  
Stamp: Type: Impressed, Serial no 116677, Amount: Rs.50/-, Date of Purchase: 08/06/2022, Vendor name: S  
Subjee



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



Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1904-2022, Page from 677487 to 677516  
being No 190409900 for the year 2022.



Digitally signed by MOHUL  
MUKHOPADHYAY  
Date: 2022.06.29 18:19:55 +05:30  
Reason: Digital Signing of Deed.

(Mohul Mukhopadhyay) 2022/06/29 06:19:55 PM  
ADDITIONAL REGISTRAR OF ASSURANCE  
OFFICE OF THE A.R.A. - IV KOLKATA  
West Bengal.

(This document is digitally signed.)

=====  
**DATED THE 16th DAY OF JUNE, 2022**  
=====

**BETWEEN**

**MIRA KUNDU**

**... OWNER**

**AND**

**M/S. AKMA SHIVAM DEVELOPERS LLP**

**... DEVELOPER**

**DEVELOPMENT POWER OF**  
**ATTORNEY**

**Ms. PAROMA SENGUPTA**  
Advocate  
4, Government Place (North)  
Kolkata - 700001  
Email : [paroma29@gmail.com](mailto:paroma29@gmail.com)