3532 I-3561

भारतीय गैर न्यायिक

एक सौ रुपये Rs. 100

रु. 100 ONE HUNDRED RUPEES

सत्यमेव जयते

भारत INDIA

INDIA NON JUDICIAL

পশ্চিমবঙ্গ पश्चिम बंगाल WEST BENGAL AA 730303

Certified that the Endorsement Sheet's and the Signature Sheet's attached to this document are part of the Document.

M/s Anita Enterprise
Managing Partner

Additional Sub-Registrar
BURDWAN

06 MAY 2019

27.4.19

Q-102880/19

C150-391

11.00 A.M

DEVELOPMENT POWER OF ATTORNEY

BY THIS DEVELOPMENT POWER OF ATTORNEY AFTER REGISTERED DEVELOPMENT AGREEMENT which was executed at Kolkata on 27th Day of April of 2019 by **M/S. ANITA ENTERPRISE** (A Partnership Firm within the meaning of Indian

817 11/04/19

Esha Investment & Trading Pvt Ltd

Kolkata

0 4 APR 2019

M/s. Anita Enterprise

Managing Partner

816

M/s. Anita Enterprise

Managing Partner

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ESHA INVESTMENT AND TRADING PVT. LTD.

Director

BURDWAN

27 APR 2019

S/o. Hanumandas Gordan

Bhupendra, Bhupendra,

Rajbati, Purba Bardhaman

Pin - 713104

M/s Anita Enterprise
Managing Partner

Partnership Act, 1932) **(PAN: AADFA9462H)**, registered Office at 53C/1, Dr. S.C. Banerjee Road, P.S. Beliaghata, Kolkata-700010 and having its Branch Office at 7, G.T. Road (East), P.O. & P.S. Barddhaman, Dist. Purba Barddhaman, Pin-713103 and had it's Principal place of Business at Anita Cinema, Anita Cinema Lane, P.O. & P.S. Barddhaman, Dist. Purba Barddhaman, Pin-713101 and represented by it's Managing cum Representative Partner namely **Sri Monoranjan Mondal, (PAN: AFGPM8993P)** Son of Late Gour Chand Mondal, by faith Hindu, by occupation Business, permanent resident of 7, G.T. Road (East), P.O. & P.S. Barddhaman, Dist. Purba Barddhaman, Pin-713103 and presently residing at 53C/1, Dr. S.C. Banerjee Road, P.S. Beliaghata, Kolkata-700010, hereinafter collectively, referred to as the **PRINCIPAL;**

TO AND IN FAVOUR OF

ESHA INVESTMENT & TRADING PVT LTD. (A Private Limited Company being registered as per Indian Companies Act, 1956) **(PAN: AABCE1259P)** having it's registered office at 16, Ganesh Chandra Avenue, 7th Floor Kolkata-700013, represented by it's Director namely **Mr. Kuldeep Jaiswal, (PAN: ACVPJ4561C),** S/o Late K.N. Jaiswal, by faith Hindu, by occupation Business, having Office at 16, G.C Avenue, Kolkata, Pin-700013, hereinafter referred to as the **ATTORNEY**.

WHEREAS, the Principal, is the absolute Owner(s) in respect **ALL THAT** piece and parcel of the land, fully and particularly mentioned in the schedule of this deed, described herein below, and are well seized and possessed of the same as absolute owner(s) by without any interruption from any corner whatsoever as free from all encumbrances, decided to

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27 APR 2019

Ms Anita Enterprise
Managing Partner

develop the aforesaid and below mentioned Schedule property but due to insufficient fund and other sufficient reasons and lack of technical expertise, we, could not construct building on the said plot.

AND WHEREAS the Principal has entered into an agreement dated 21/04/2019 with **ESHA INVESTMENT & TRADING PVT LTD.** (A Private Limited Company being registered as per Indian Companies Act, 1956) **(PAN: AABCE1259P)** having it's registered office at 16, Ganesh Chandra Avenue, 7th Floor Kolkata-700013, represented by it's Director namely **Mr. Kuldeep Jaiswal, (PAN: ACVPJ4561C),** S/o Late K.N. Jaiswal, by faith Hindu, by occupation Business, having Office at 16, G.C Avenue, Kolkata, Pin-700013, which was duly registered in the office of the ADSR, Burdwan and recorded as **Deed No-** I-3305 **, Book No-I, Volume No. 203-2019 for year 2019**, for development of the said land by constructing multi-storied building thereon on the terms and condition and stipulations contained in the said Agreement.

AND WHEREAS one of the conditions contained in the said agreement is that the Principal shall grant Development Power of Attorney in favour of the Developer(s) to carry out the Development work and also for transfer the flats/ Garage/units to the intending Purchaser/s from the Developer's Allocation as mentioned in the said Development Agreement and also for execution and registration of the other Registered Deeds and documents for completion of the Development work. The Principal, therefore appoint the said developer(s), described in this deed above, as the true and lawful Attorney(s) of the Principal for the purpose hereinafter mentioned and vesting him / them with the power and authorities to act and to perform as herein contained.

BURDWAN

27 APR 2019

M/s Anno Enterprises
Managing Partner

KNOWN ALL MEN BY THESE PRESENTS, the Principal do hereby appoint and nominate the Attorney as its **TRUE AND LAWFUL ATTORNEY** for itself and on its behalf and in its name to do the following acts, deeds and things relating to the Project to be constructed and/or developed at the Premises.

1. To prepare, submit correspond, receive and sign all papers like Plans, Applications, Affidavits, Indemnities, Letters, authorizations and corrections, to appear and to represent before the competent authorities of the respective departments or bodies of both Central and State Governments and/or such other relevant and concerned authorities competent authorities including all administrative offices of the Government of West Bengal and also including other local authorities and municipal corporations, Urban Land Ceiling Authorities, Airports Authority of India, Bharat Sanchar Nigam Ltd., West Bengal Pollution Control Board/ Environment Department, Govt. Of West Bengal, Directorate of Town and Country Planning, Police authorities, Land & Land Reform Department and/or other departments of the Govt. Of West Bengal etc., for obtaining necessary certificates, sanctions, permissions, exemptions, no objection certificates orders etc., connected with the development of the Project on the Premises and in this respect to do and/or caused to be done any one or more of the following:

   a) Demolition of the existing old and dilapidated building on the Premises (if any),

   b) Construction of the new Building/Project,

Additional District Magistrate
BURDWAN

27 APR 2019

M/s. Anita Enterprises
Managing Partner

c) Additions, revisions, alterations, renewals and regularization of the new building/Project,

d) Obtaining permanent or temporary service connections of water-supply, drainage, sewerage and electricity etc.

2. To apply for and obtain sanction of the building plan in respect of the Premises and to further apply for and obtain any modification or alterations thereto from time to time and at all times hereafter.

3. To apply for quotas, entitlements and other allocations for cement, steel, bricks and any other building material that may be required for the Project on the Premises.

4. To sign and execute all plans, sketches, maps, declarations, forms, petitions, letters or any other documents relating to or in connection with applying for and obtaining sanction of plan in respect of the Project to be constructed on the Premises.

5. To obtain delivery of the sanction plan from the concerned authority and/or to negotiate and/or cause amicable settlement with the locals and officials and obtain their consents for the development of the Said Premises.

6. To enter upon the Premises with men and material as may be required for the purpose of development work and erect the new buildings as per the building plans to be sanctioned

7. To pay fees to obtain sanction or modification and such other orders and permissions from the necessary authorities as be expedient for sanction, modification and/or alteration of the sanctioned plans and submit all the papers and documents as may be required by the

Additional District Registrar
BURDWAN

27 APR 2019

M/s. Anita Enterprises
Managing Partner

necessary authorities and to appoint Engineers, Architects and other Agents, contractors and sub–contractors for the aforesaid purposes as the Attorneys shall think fit and proper.

8. To obtain refund of the excess amount of fees, if any, paid for the purpose of sanction, modification and/or alteration of the Plans to any authority or authorities.

9. To apply for and obtain electricity, gas, water, sewerage, drainage, telephone or other connections of any other utility to the Premises and/or to make alterations therein and to close down 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 acts, deeds and things as may be deemed fit and proper by the said Attorneys.

10. To pay all rates, taxes, charges, expenses and other outgoings whatsoever payable for and on account of the Premises or any part thereof.

11. To appear and represent the Principal before all authorities for fixation and/or finalization of the annual valuation of the Premises and for that purpose to sign, execute and submit necessary papers and documents and to do all acts, deeds and things as the Attorney may deem fit and proper.

12. Not to avail and / or any loan and/or financial accommodation in any manner whatsoever by creating charge on the Said Premises and not to insist on any personal guarantee from the Owner or any of the

Additional District Sub-Registrar
BURDWAN

27 APR 2019

M/s. Anita Enterprise
Managing Partner

partners of the Owner for the purpose of construction of the New Building at the Said Premises.

13. To ensure the Project and fittings and fixtures against damages, fire, tempest, riots, civil commotion, floods, earthquakes, malicious damage or destruction and against other risks as the Developer may think sufficient to protect the interest of all concerned therein.

14. To collect the advance/payment from the intending Purchasers / Customers against booking and agreement for sale after sanctioning of the Building Plan of the proposed constructed areas in the proposed Project.

15. To negotiate for sale of the Shops and Offices and Flat(s)/Residential Unit(s) and Parking Space(s) in the multi-storied commercial and residential building inclusive of Shops/Offices/Commercial Units and Flats/Residential Units and Car Parking Spaces on **Schedule** mentioned property and to settle the consideration amount and to receive the consideration amount on behalf of the OWNER and for self as the Developer and to deposit the said amount in the Escrow Account of the Owner and the Developer.

16. To execute, sign and enter into an agreement for sale on behalf of the Executant/Executor of this Power of Attorney being the OWNER and execute the agreement for sale by receiving the advance amount in respect of the agreed to be sold unit(s) and to appear before the registering authority and presenting the same & shall admit execution and registration in respect of the said unit on behalf of the Principal being the Owner and also for self and to receive the consideration

BURDWAN

27 APR 2019

M/s. Anika Enterprise
Managing Partner

amount on behalf of the OWNER and for self as the Developer and to deposit the said amount in the Escrow Account of the Owner and the Developer.

17. To receive the periodical and part payments of the agreed consideration amount directly from the Purchaser(s) and/or from any Financial Institution and/or Bank and/or Investor (individual or Juristic Entity) for selling of the shops, offices, flats and parking spaces from the all purchasers and to receive the consideration amount on behalf of the OWNER and also for self and to receive the consideration amount on behalf of the OWNER and for self as the Developer and to deposit the said amount in the Escrow Account of the Owner and the Developer.

18. To Sign, Execute, Present and Register the Agreement for Sale Deed in favour of the prospective purchasers on behalf of the Executor of this Power of Attorney Deed i.e., the OWNER and also for and on behalf of the DEVELOPER in any Registration Office by representing the OWNER and by signing on their behalf and by admitting any document and deed on their behalf and to receive consideration from them and to present for registration all such documents as may be necessary in favour of prospective purchasers and admit execution thereof on behalf of the owner/ executant and to do all things, acts and deeds necessary to complete the registration of such documents before the registering authority and to receive the consideration amount on behalf of the OWNER and for self as the Developer and to deposit the said amount in the Escrow Account of the Owner and the Developer.

BURDWAN

27 APR 2019

M/s. Anita Enterprise
Managing Partner

19. To deliver the possession in favour of the buyer on behalf of the Executant/Executor of this Power of Attorney being the Owner.

20. Both the Principal and the Attorney will be entitled to engage Advocates and to commence prosecute enforce defend answer and oppose all actions and other legal proceedings and demands touching any of the matters concerning construction of the Project on the Premises or any part thereof and if thought fit to compromise settle, refer to arbitration, abandon, submit to judgment or become non – suited in any such action proceedings aforesaid before any Court, Civil or Criminal Tribunal or Revenue including the Rent Controller.

21. To deposit and withdraw fees, documents and monies in and from any Court or Courts and /or any other person or Authority and give valid receipts and discharges therefor.

22. To sign, declare and/or affirm any Plaint, Written Statement, Petition, Affidavit, Verification, Vakalatnama, Warrant of Attorney, Memo of Appeal or any other documents or papers in any proceedings or in any way connected therewith jointly with the Principal.

23. To file appeals, references, revisions and appear and represent before the competent authorities in respect of any matter relating to the construction of the Project on the Premises.

24. To make and sign necessary application or pursue and follow up all applications already made and/or to be made to the appropriate Government Department, Local authority or other competent authorities including appropriate authorities under the West Bengal Housing Industry Regulation Act, 2017 and/or the Rules framed

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M/s. Anita Enterprise
Managing Partner

thereunder for registration and for all other matters in connection with the construction of the Project on the Premises in pursuance of the Plan to be sanctioned by Burdwan Municipality or any other authority concerned and make payment of all charges and fees therefore and recovery of compensation, if any.

25. For all or any of the purposes hereinbefore stated to appear and represent the Principal before all authorities having jurisdiction and to sign, execute and submit papers and documents.

26. Be it noted that this Power Of Attorney is being granted in favour of the Attorney without any consideration and no right title and interest is created in favour of the Attorney on the Premises and the said Attorney shall have power to make construction or development work of the new building/Project on the Premises. Be it mentioned here that the Attorney referred hereinabove shall be barred from assigning or relegating or transferring or delegating the Powers and Authority as specified hereinabove in favour of any third person inclusive of an individual or a company a partnership firm or any other juristic entity.

AND GENERALLY to do all acts, deeds and things, which are necessary for developing the Project on the Premises in the manner aforesaid fully and effectively, and acts incidental and ancillary thereto **AND** the **PRINCIPAL** hereby agree to ratify and confirm all and whatsoever the **ATTORNEY** shall do, execute or perform or cause to be done executed or performed in connection with the development of the Project on the Premises in terms of the Said Agreement.

AND it is clarified that the terms and expressions used herein shall, unless there be something contrary or repugnant to the subject or context, have the meanings assigned to them in the Said Agreement.

AND it is clarified that while exercising the powers and authorities hereby conferred the Attorney and each of them, shall not do any act deed or thing

BURDWAN

27 APR 2019

M/s. Anita Enterprise
Managing Partner

which would go against the express provisions of or the spirit of the Said Agreement.

THE SCHEDULE ABOVE REFERRED TO

THAT ALL PIECE AND PARCEL OF THE PROPERTY being commonly known as "Anita Cinema" situated at Anita Cinema Lane and having constructed area of 20405 Sq. Ft. (inclusive of RCC Covered and Asbestos Shed Covered Area) and comprising in R.S. Dag Nos. 3186/3263, R. S. Khatian No. 1468, L. R. Dag No. 3407, L.R. Khatian No. 8006 having Land Area of 0.478 Acres i.e., 47.80 Decimals in J.L. No. 39 at Mouza-Radhanagar, Nature: "Kristi Bhawan" (Cinema Hall) appertaining to Municipal Holding Nos. 83 and 84 (Previously having Holding Nos. 55 and 56) and now amalgamated in a single Holding No. 83, Ward No. 34, Mahalla: B.C. Road within the limit of Burdwan Municipality, Police Station: Burdwan, District: Purba Barddhaman, butted and bounded as follows:

On the North:	*Mrigaya Hotel and Allahabad Bank (Main Branch);*
On the South:	*Burdwan Municipal Boys School;*
On the East:	*Private Residential House;*
On the West:	*Anita Cinema Lane:*

IN WITNESS WHEREOF, THE PRINCIPAL HAS HEREBY EXECUTED THIS POWER OF ATTORNEY AT KOLKATA ON THIS 27th **DAY OF APRIL OF 2019 (TWO THOUSAND NINETEEN).**

Additional District Sub-Registrar
BURDWAN

27 APR 2019

SIGNED SEALED AND DELIVERED
In the presence of the following
WITNESSES:-

1. Udyan Laghatane
Late Biswanath Ghatane
Post-Dist. East-Burdwan (PURBA)
45, Kalna Road
Burdwan
PIN- 713101

M/s. Anita Enterprise

Managing Partner

2. Pawan Kumar
S/o Sri Poirendra Kumar Singh
51/3, Ho-chi-Minh Sarani
Kolkata - 700008

SEAL AND SIGNATURE OF THE PRINCIPAL

I Accept

Explanation
In Page No-1, in 3rd line, in Page No-3, in 9th line and in Page No. 11, in last Paragraph, 2nd line, ink has been used to write the dates and deed number.

ESHA INVESTMENT AND TRADING PVT. LTD

Director

M/s. Anita Enterprise

Managing Partner

SPECIMEN COPY OF THE SEAL AND SIGNATURE OF THE ATTORNEY

Drafted by me as per instructions of the Parties hereto Read over and Explained by me and Prepared in my office: -

Rajdeep Goswami
Advocate
B.A.LL.B (Hons.), LL.M (Corporate Law)
Enrolment No: F/1922/1694/2011
Burdwan Dist. Judges Court

Additional District Sub Registrar
Bardhaman
P.B. Div., Burdwan

Additional District Sub Registrar
BURDWAN

27 APR 2019

PHOTO and FINGERPRINTS (10 FINGERS) of both hands SRI MONORANJAN MONDAL being the Managing cum Representative Partner who is representing M/S. ANITA ENTERPRISE.

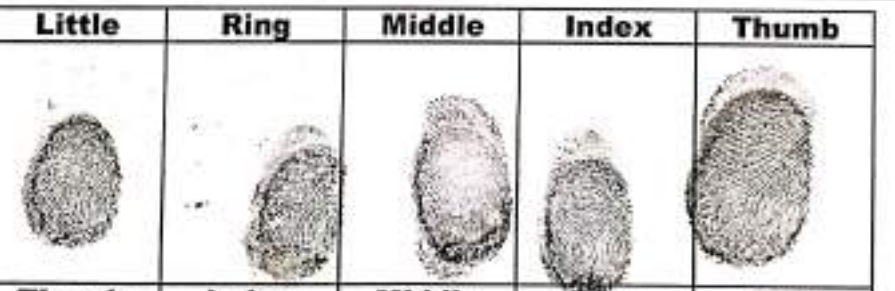
Left Hand Impression	Little	Ring	Middle	Index	Thumb
					
Right Hand Impression	Thumb	Index	Middle	Ring	Little
					

M/s. Anita Enterprise

SIGNATURE

Managing Partner

PHOTO and FINGERPRINTS (10 FINGERS) of both hands MR. KULDEEP JAISWAL being the Managing cum Representative Partner who is representing ESHA INVESTMENT & TRADING PVT LTD.

Left Hand Impression	Little	Ring	Middle	Index	Thumb
					
Right Hand Impression	Thumb	Index	Middle	Ring	Little
					

ESHA INVESTMENT AND TRADING PVT. LTD

SIGNATURE

Director

Additional District Registrar
Burdwan

BURDWAN

27 APR 2019

27 APR 2019

Government of West Bengal

Directorate of Registration & Stamp Revenue

FORM-1564

Miscellaneous Receipt

Visit Commission Case No / Year	0203000391/2019	Date of Application	24/04/2019
Query No / Year	02031000102880/2019		
Transaction	[0138] Sale, Development Power of Attorney after Registered Development Agreement		
Applicant Name of QueryNo	Mr RAJDEEP GOSWAMI		
Stampduty Payable	Rs.50/-		
Registration Fees Payable	Rs.7/-		
Applicant Name of the Visit Commission	Mr Rajdeep Goswami		
Applicant Address	burdwan		
Place of Commission	the stadel,yuva bharatikringan, gate no-3,saltlake stadium-JB block,sectot-3		
Expected Date and Time of Commission	27/04/2019 12:30 PM		
Fee Details	J1: 250/-, J2: 2,100/-, PTA-J(2): 0/-, Total Fees Paid: 2,350/-		
Remarks			

Government of West Bengal

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

OFFICE OF THE A.D.S.R. BURDWAN, District Name :Burdwan

Signature / LTI Sheet of Query No/Year 02031000102880/2019

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	Mr Monoranjan Mondal Dr. S.C. Banerjee Road, 53C/1,, P.O:- Beliaghata, P.S:- Beliaghata, District:-South 24-Parganas, West Bengal, India, PIN - 700010	Representative of Principal [ANITA ENTERPRISE]			
Sl No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
2	Mr Kuldeep Jaiswal 16, G.C Avenue, P.O:- Kolkata, P.S:- Bowbazar, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700013	Representative of Attorney [ESHA INVESTMENT & TRADING PRIVATE LIMITED]			

Sl No.	Name and Address of identifier	Identifier of	Photo	Finger Print	Signature with date
1	RAJDEEP GOSWAMI Son of MATHURA MOHAN GOSWAMI 2 NO DHOBA PARA LANE , JHAPANTALA, P.O:- RAJBATI, P.S:- Bardhaman Sadar, Burdwan, District:- Burdwan, West Bengal, India, PIN - 713104	Mr Monoranjan Mondal, Mr Kuldeep Jaiswal			

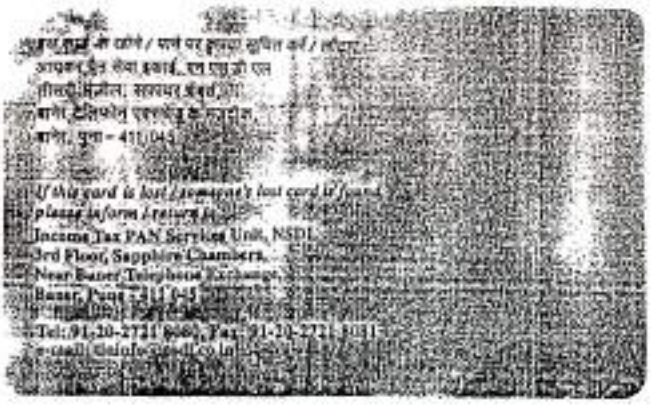
(Kaushik Bhattacharya)
ADDITIONAL DISTRICT
SUB-REGISTRAR
OFFICE OF THE A.D.S.R.
BURDWAN
Burdwan, West Bengal

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

ANITA ENTERPRISE

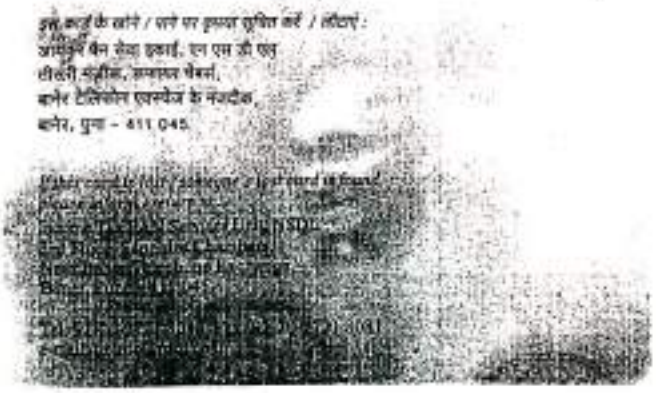
19/08/1987
Permanent Account Number
AADFA9462H



M/s. Anita Enterprise

Managing Partner


आयकर विभाग
INCOME-TAX DEPARTMENT
भारत सरकार
GOVT. OF INDIA
MONORANJAN MONDAL
GOUR CHAND MONDAL
04/07/1952
Permanent Account Number
AFGPM6893P
Signature


कृपया कार्ड के खोने / पाने पर इसकी सूचित करें / लौटाएं :
आयकर पैन सेवा इकाई, एन एस डी एल
टीसी सेंटर, सम्राट चैंबर्स,
बानेर टेलिकॉम एक्सचेंज के नजदीक,
बानेर, पुणे - 411 045.

ভারত সরকার
Government of India

মনোরঞ্জন মন্ডল
Monoranjan Mondal
পিতা : গৌর চাঁদ মন্ডল
Father : Gour Chand Mondal
জন্মতারিখ / DOB : 04/07/1952
পুরুষ / Male

9578 6529 7899

আধার – সাধারণ মানুষের অধিকার

আধার
ভারতীয় বিশিষ্ট পরিচয় প্রাধিকরণ
Unique Identification Authority of India

ঠিকানা:
53সি/1, ডঃ.এস.সি ব্যানার্জী রোড, বেলেঘাটা, কোলকাতা, বেলেঘাটা, পশ্চিম বঙ্গ, 700010

Address:
53C/1, DR.S.C BANERJEE ROAD, Beleghata, Kolkata, Beleghata, West Bengal, 700010

9578 6529 7899

1947
1800 300 1947

help@uidai.gov.in

www
www.uidai.gov.in

ELECTION COMMISSION OF INDIA

ভারতের নির্বাচন কমিশন

IDENTITY CARD WB/39/271/723351

পরিচয় পত্র

Elector's Name : MANORANJAN MONDAL

নির্বাচকের নাম : মনোরঞ্জন মন্ডল

Father/Mother/ Husband's Name : GOURCHAND MONDAL

পিতা/মাতা/স্বামীর নাম : গৌরচাঁদ মন্ডল

Sex : M

লিংগ : পুরুষ

Age as on 1.1.1995 : 42

১.১.১৯৯৫-এ বয়স : ৪২

Address NIBEDITA PALLI
BURDWAN
BURDWAN

ঠিকানা নিবেদিতা পল্লী
বর্ধমান
বর্ধমান

Facsimile Signature
Electoral Registration Officer
নির্বাচক-নিবন্ধন আধিকারিক

For 271-BURDWAN (S) Assembly Constituency
২৭১-বর্ধমান (দক্ষিণ) বিধানসভা নির্বাচন ক্ষেত্র

Place : BURDWAN

স্থান : বর্ধমান

Date : 25/02/95

তারিখ : ২৫/০২/৯৫

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

स्थायी लेखा संख्या कार्ड
Permanent Account Number Card

AABCE1259P

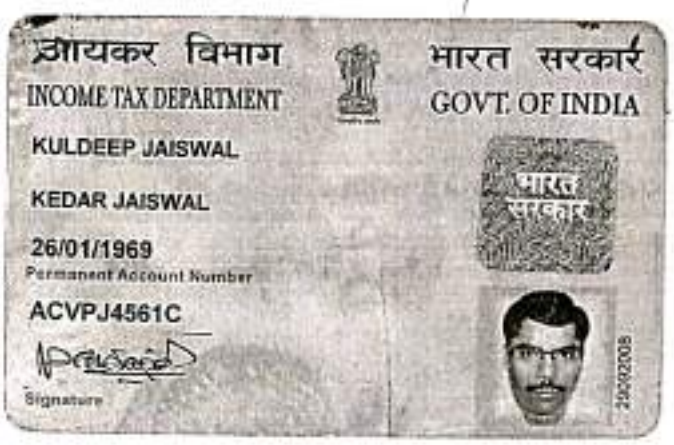
नाम / Name
ESHA INVESTMENT & TRADING PRIVATE LIMITED

निगमन/गठन की तारीख
Date of Incorporation / Formation
13/05/1997

13/05/2017

ESHA INVESTMENT AND TRADING PVT...

Director



आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

KULDEEP JAISWAL

KEDAR JAISWAL

26/01/1969

Permanent Account Number

ACVPJ4561C

Signature

20/02/08

भारत सरकार
GOVERNMENT OF INDIA

Kuldeep Jaiswal
Kuldeep Jaiswal
Date of Birth / DOB : 26/01/1969
Male / MALE

4699 7107 2534

Aadhaar - Aam Aadmi ka Adhikar

आधार

भारतीय विशिष्ट पहचान प्राधिकरण
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

Address:
700020

Address:
C/O,, Flat No. 8a, 8th Floor,
25/1, Rowland Road,
L.R.Sarani, Kolkata, West
Bengal, 700020

1947
1800 300 1947

help@uidai.gov.in

www.uidai.gov.in

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

भारत सरकार
GOVERNMENT OF INDIA

Kuldeep Jaiswal
Kuldeep Jaiswal
Date of Birth / DOB : 26/01/1969
Male / MALE

4699 7107 2534

Aadhaar - Aam Aadmi ka Adhikar

आधार

भारतीय विशिष्ट पहचान प्राधिकरण
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

Address:
700020

Address:
C/O,, Flat No. 8a, 8th Floor,
25/1, Rowland Road,
L.R.Sarani, Kolkata, West
Bengal, 700020

1947
1800 300 1947

help@uidai.gov.in

www.uidai.gov.in

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

Burdwan

ভারতের নির্বাচন কমিশন
পরিচয় পত্র
ELECTION COMMISSION OF INDIA
IDENTITY CARD

UWX0184432

নির্বাচকের নাম : রাজদীপ গোস্বামী

Elector's Name : Rajdip Goswami

পিতার নাম : মথুরামোহন গোস্বামী

Father's Name : Mathuramohan Goswami

লিঙ্গ / Sex : পুং / M

জন্ম তারিখ / Date of Birth : 23/03/1987

UWX0184432

ঠিকানা:
ধোপা পাড়া রাজবাটী বর্ধমান বর্ধমান (সদর) বর্ধমান
713104

Address:
DHOBA PARARAJBATI BARDHAMAN
BARDHAMAN (SADAR) BURDWAN
713104

Date: 15/03/2009
250-বর্ধমান দক্ষিণ নির্বাচন ক্ষেত্রের নির্বাচক নিবন্ধন আধিকারিকের স্বাক্ষরের অনুকৃতি

Facsimile Signature of the Electoral Registration Officer for
250-Bardhaman Dakshin Constituency

ঠিকানা পরিবর্তন হলে নতুন ঠিকানার ভোটার লিস্টে নাম তোলা ও একই নম্বরের নতুন পরিচয়পত্র পাওয়ার জন্য নির্দিষ্ট ফর্মে এই পরিচয়পত্রের নম্বরটি উল্লেখ করুন।
In case of change in address mention this Card No. in the relevant Form for including your name in the roll at the changed address and to obtain the card with same number.

Major Information of the Deed

Deed No :	I-0203-03561/2019	Date of Registration	06/05/2019
Query No / Year	0203-1000102880/2019	Office where deed is registered	
Query Date	24/04/2019 5:11:40 PM	A.D.S.R. BURDWAN, District: Burdwan	
Applicant Name, Address & Other Details	RAJDEEP GOSWAMI BURDWAN DISTRICT JUDGES COURT , BURDWAN,Thana : Bardhaman Sadar, District : Burdwan, WEST BENGAL, PIN - 713101, Mobile No. : 9002354574, Status :Advocate		
Transaction		Additional Transaction	
[0138] Sale, Development Power of Attorney after Registered Development Agreement			
Set Forth value		Market Value	
Rs. 11,51,11,000/-		Rs. 11,51,11,000/-	
Stampduty Paid(SD)		Registration Fee Paid	
Rs. 100/- (Article:48(g))		Rs. 7/- (Article:E)	
Remarks	Development Power of Attorney after Registered Development Agreement of [Deed No/Year]:- 020303305/2019 Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :

District: Burdwan, P.S:- Barddhaman, Municipality: BURDWAN, Road: Anita Cinema Lane, Mouza: Radhanagar Pin Code : 713101

Sch No	Plot Number	Khatian Number	Land Use Proposed	Land Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	RS-3186/3263	RS-1468	Other Commercial Usage	Other Commercial Usage	47.8 Dec	10,20,00,000/-	10,20,00,000/-	Property is on Road Adjacent to Metal Road, , Project Name :
	Grand Total :				47.8Dec	1020,00,000 /-	1020,00,000 /-	

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	20405 Sq Ft.	1,31,11,000/-	1,31,11,000/-	Structure Type: Structure
	Gr. Floor, Area of floor : 20405 Sq Ft.,Commercial Use, Cemented Floor, Age of Structure: 31 Years, Roof Type: Tin Shed, Extent of Completion: Complete				
	Total :	20405 sq ft	131,11,000 /-	131,11,000 /-	

Principal Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	**ANITA ENTERPRISE** Dr. S.C. Banerjee Road, 53C/1, P.O:- Beliaghata, P.S:- Beliaghata, District:-South 24-Parganas, West Bengal, India, PIN - 700010 , PAN No.:: AADFA9462H, Status :Organization, Executed by: Representative, Executed by: Representative

Major Information of the Deed :- I-0203-03561/2019-06/05/2019

Attorney Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	**ESHA INVESTMENT & TRADING PRIVATE LIMITED** 16, Ganesh Chandra Avenue, 7th Floor, P.O:- Kolkata, P.S:- Bowbazar, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700013 , PAN No.:: AABCE1259P, Status :Organization, Executed by: Representative

Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	**Mr Monoranjan Mondal (Presentant)** Son of Mr Gour Chand Mondal Dr. S.C. Banerjee Road, 53C/1,, P.O:- Beliaghata, P.S:- Beliaghata, District:-South 24-Parganas, West Bengal, India, PIN - 700010, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AFGPM8993P Status : Representative, Representative of : ANITA ENTERPRISE (as MANAGING PARTNER)
2	**Mr Kuldeep Jaiswal** Son of Late Kedar Jaiswal 16, G.C Avenue, P.O:- Kolkata, P.S:- Bowbazar, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700013, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: ACVPJ4561C Status : Representative, Representative of : ESHA INVESTMENT & TRADING PRIVATE LIMITED (as Director)

Identifier Details :

Name	Photo	Finger Print	Signature
RAJDEEP GOSWAMI Son of MATHURA MOHAN GOSWAMI 2 NO DHOBA PARA LANE , JHAPANTALA, P.O:- RAJBATI, P.S:- Bardhaman Sadar, Burdwan, District:- Burdwan, West Bengal, India, PIN - 713104			
Identifier Of Mr Monoranjan Mondal, Mr Kuldeep Jaiswal			

Transfer of property for L1		
Sl.No	**From**	**To. with area (Name-Area)**
1	ANITA ENTERPRISE	ESHA INVESTMENT & TRADING PRIVATE LIMITED-47.8 Dec
Transfer of property for S1		
Sl.No	**From**	**To. with area (Name-Area)**
1	ANITA ENTERPRISE	ESHA INVESTMENT & TRADING PRIVATE LIMITED-20405.00000000 Sq Ft

Endorsement For Deed Number : I - 020303561 / 2019

Major Information of the Deed :- I-0203-03561/2019-06/05/2019

On 24-04-2019

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 11,51,11,000/-

Kaushik Bhattacharya
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. BURDWAN
Burdwan, West Bengal

On 27-04-2019

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

Presented for registration at 11:00 hrs on 27-04-2019, at the Private residence by Mr Monoranjan Mondal ,.

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

Execution is admitted on 27-04-2019 by Mr Monoranjan Mondal, MANAGING PARTNER, ANITA ENTERPRISE, Dr. S.C. Banerjee Road, 53C/1, P.O:- Beliaghata, P.S:- Beliaghata, District:-South 24-Parganas, West Bengal, India, PIN - 700010

Indetified by RAJDEEP GOSWAMI, , , Son of MATHURA MOHAN GOSWAMI, 2 NO DHOBA PARA LANE , JHAPANTALA, P.O: RAJBATI, Thana: Bardhaman Sadar, , City/Town: BURDWAN, Burdwan, WEST BENGAL, India, PIN - 713104, by caste Hindu, by profession Advocate

Execution is admitted on 27-04-2019 by Mr Kuldeep Jaiswal, Director, ESHA INVESTMENT & TRADING PRIVATE LIMITED, 16, Ganesh Chandra Avenue, 7th Floor, P.O:- Kolkata, P.S:- Bowbazar, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700013

Indetified by RAJDEEP GOSWAMI, , , Son of MATHURA MOHAN GOSWAMI, 2 NO DHOBA PARA LANE , JHAPANTALA, P.O: RAJBATI, Thana: Bardhaman Sadar, , City/Town: BURDWAN, Burdwan, WEST BENGAL, India, PIN - 713104, by caste Hindu, by profession Advocate

Kaushik Bhattacharya
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. BURDWAN
Burdwan, West Bengal

Major Information of the Deed :- I-0203-03561/2019-06/05/2019

On 06-05-2019

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 7/- (E = Rs 7/-) and Registration Fees paid by Cash Rs 7/-

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 819, Amount: Rs.100/-, Date of Purchase: 11/04/2019, Vendor name: K Banerjee

Kaushik Bhattacharya
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. BURDWAN
Burdwan, West Bengal

Major Information of the Deed :- I-0203-03561/2019-06/05/2019

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 0203-2019, Page from 82771 to 82801

being No 020303561 for the year 2019.

Digitally signed by KAUSHIK BHATTACHARYA
Date: 2019.05.13 12:59:08 +05:30
Reason: Digital Signing of Deed.

(Kaushik Bhattacharya) 5/13/2019 12:59:03 PM

ADDITIONAL DISTRICT SUB-REGISTRAR

OFFICE OF THE A.D.S.R. BURDWAN

West Bengal.

(This document is digitally signed.)