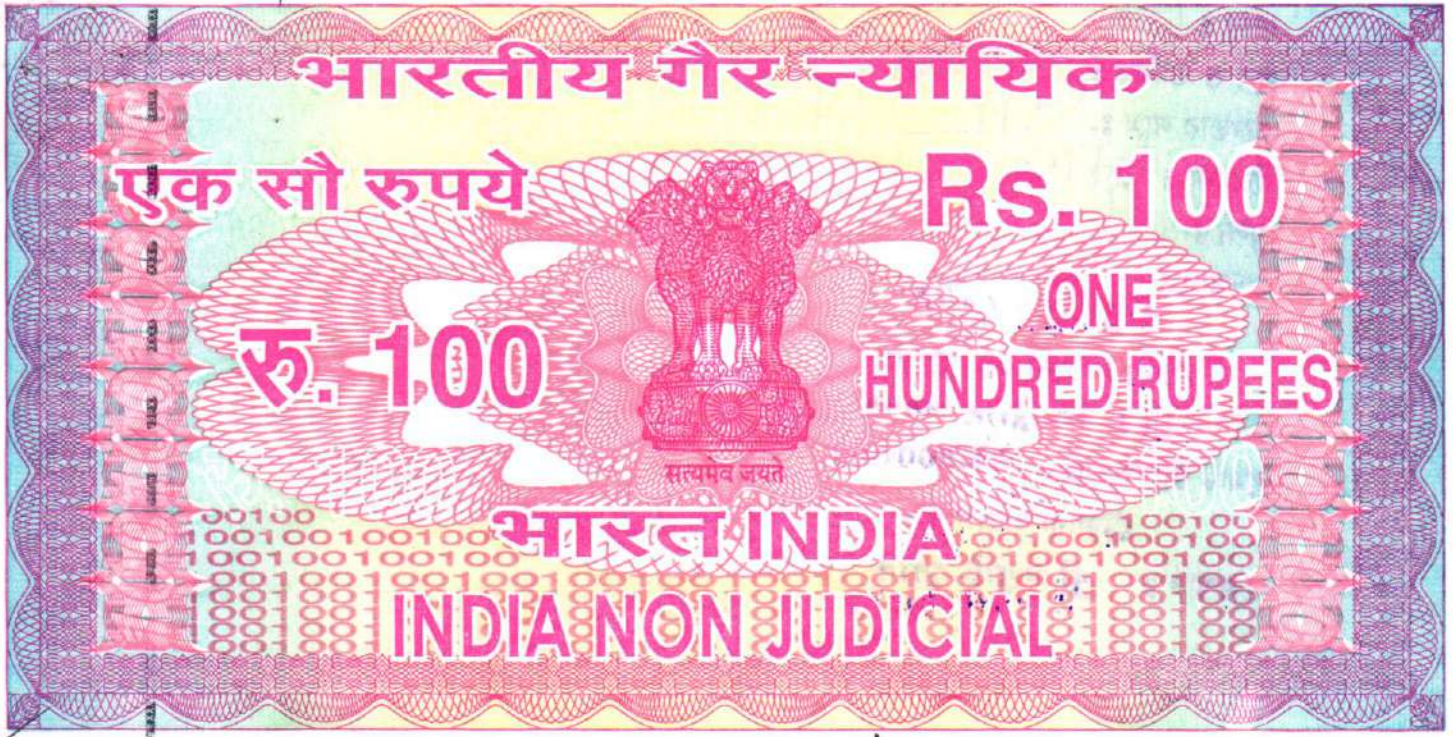


2869

D-2862/2021



पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

8/440136/21

AD 849985

**DEVELOPMENT POWER OF ATTORNEY
AFTER REGISTERED DEVELOPMENT AGREEMENT**

1. **Date:** 25th February, 2021

2. **Place:** Kolkata

3. **Parties**

3.1. **Saswat Developer Private Limited** [PAN AAKCS4828D], a company incorporated under the Companies Act, 1956, having its registered office at Om Tower, 9th floor, 32 Jawaharlal Nehru Road, Post office - Middleton Row, Police Station Park Street, Kolkata - 700071 and represented by one of its directors namely **Trilochan Sharma** [PAN AJUPS9281Q and Aadhaar No. 5390 4183 7471], son of Banwari Lal Sharma, Occupation Business, working for gain at Om Tower, 9th floor, 32 Jawaharlal Nehru Road, Post office Middleton Row, Police Station Park Street, Kolkata - 700071.

(Grantor)

Certified that the document is submitted to registration. The signature sheet / sheet's & the documents attached with the documents are the part of this document.

Registrar, West Bengal
Rajarhat, New Town, North 24-Pgs.

12 5 FEB 2021

নম্বর : 1888

সম ও তারিখ : 27/11/2020

ক্রেতার নাম : SVPL

ঠিকানা : Khatola

মূল্য : 1000000

ভেড়াই : [Signature]

বারাসাত কোর্ট

জেলা : উত্তর ২৪ পরগণা

মকিন তারিখ : 10 AUG 2020

মোট টাকার পরিমাণ : RS.500,000

জিজারী বারাসাত

ভেড়াই : [Signature]

20200808



[Signature]
Additional District Sub-Registrar
Rajarhat, New Town, North 24-Pgs.

25-FEB 2021

And

- 3.2 **Signature Vanijya Private Limited**, a company incorporated under the Companies Act, 1956, having its registered office at T-68, Teghoria Main Road, Post Office Hatiara, Police Station Baguiati, Kolkata-700157, District North 24 Parganas, [PAN AAPCS1007F], represented by its directors, namely (1) **Shishir Gupta**, son of Late Shree Bhagwan Gupta, residing at 30, Vidyasagar Street, Post Office Amherst Street, Police Station Amherst Street, Kolkata-700009, [PAN AIHPG6508N and **Aadhaar No.** 7976 5702 7873] and (2) **Sk Nasir**, son of Late Sk. Rashid, residing at Hatiara Paschimpara, Post Office Hatiara, Police Station Ecopark, Kolkata-700157, District North 24 Parganas, [PAN ADSPN1335N and **Aadhaar No.** 9849 5865 4168] (**Attorney**).

NOW THIS POWER OF ATTORNEY WITNESSES AS FOLLOWS:

4. Background

- 4.1 **Ownership of the Grantor:** The Grantor is the recorded owner of divided and demarcated land measuring Divided and demarcated land measuring **(1)** 31.23 (thirty one point two three) decimal, more or less, out of 90 (ninety) decimal, in R.S./L.R. Dag No. 683, under L.R. Khatian Nos. 1270 and 1554, lying and situated at Mouza Kalikapur, J.L. No. 40, Touzi No. 173, within the local limits of Patharghata Gram Panchayat, Police Station - Rajarhat, under A.D.S.R. Rajarhat, District - North 24 Parganas (**First Property**) **And (2)** 24 (twenty four) decimal, more or less, in R.S./L.R. Dag No. 684, under L.R. Khatian Nos. 1270 and 1554, lying and situated at Mouza Kalikapur, J.L. No. 40, Touzi No. 173, within the local limits of Patharghata Gram Panchayat, Police Station - Rajarhat, under A.D.S.R. Rajarhat, District - North 24 Parganas (**Second Property**) **And (3)** 12 (twelve) decimal, more or less, in R.S./L.R. Dag No. 861, under L.R. Khatian No. 1554, lying and situated at Mouza Kalikapur, J.L. No. 40, Touzi No. 173, within the local limits of Patharghata Gram Panchayat, Police Station - Rajarhat, under A.D.S.R. Rajarhat, District - North 24 Parganas (**Third Property**) **And (4)** 10 (ten) decimal, more or less, in R.S./L.R. Dag No. 862, under L.R. Khatian No. 1270, lying and situated at Mouza Kalikapur, J.L. No. 40, Touzi No. 173, within the local limits of Patharghata Gram Panchayat, Police Station - Rajarhat, under A.D.S.R. Rajarhat, District - North 24 Parganas (**Fourth Property**) **And (5)** 36 (thirty six) decimal, more or less in R.S./L.R. Dag No. 863, under L.R. Khatian Nos. 1270 and 1554, lying and situated at Mouza Kalikapur, J.L. No. 40, Touzi No. 173, within the local limits of Patharghata Gram Panchayat, Police Station - Rajarhat, under A.D.S.R. Rajarhat, District - North 24 Parganas (**Fifth Property**) totaling to land measuring 113.23 (one hundred thirteen point two three) decimal, the First Property, the Second Property, the Third Property, the Fourth Property, the Fifth Property, (**collectively Said Property**), all more fully and collectively described in the 1st Schedule below (**collectively Said Property**).



Registrar of the Additional District Sub-Registrar
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4.2 **Development Agreement:** The Grantor has entered into a development agreement dated 25th February, 2021 (**Said Development Agreement**), registered in the Office of the Additional District Sub-Registrar at Rajarahat, Being No. 152302858 (Query No 2000320842/2021) for the year 2021, with **Signature Vanijya Private Limited**, a company incorporated under the Companies Act, 1956, having its registered office at T-68, Teghoria Main Road, Police Station Baguiati, Kolkata-700157 (**Developer**) for development of the Said Property by constructing of new residential-commercial buildings (**Project**) in the manner and on the terms and conditions contained in the Said Development Agreement.

4.3 **Powers Pursuant to Said Development Agreement:** The Said Development Agreement further provides that the Grantor shall grant all powers and authorities to the Developer and/or its assigns, nominees, legal representatives for doing all things needful for development of the Said Property by construction of new residential-commercial building and sale of the constructed area of new residential-commercial building in the manner and on the terms and conditions therein contained. The Developer has nominated the Attorney to receive the powers and authorities in terms of the Said Development Agreement. Hence, the Grantor is granting the following powers and authorities to the Attorney, either to act jointly or severally.

5. **Subject Matter of Power of Attorney**

5.1 **B.L &L.R.O Mutation:** Powers and authorities to obtain mutation from the office of B.L& L.R.O, with respect to the Said Property in the name of the Grantor.

5.4 **Panchayat Mutation:** Powers and authorities to obtain mutation from Patharghata Gram *Panchayat* with respect to the Said Property in the name of the Grantor.

5.5 **Amalgamation:** Powers and authorities to amalgamate Said Property in the name of the Grantor.

5.6 **ULC Clearance:** Powers and authorities to obtain ULC clearance in the name of the Grantor.

5.7 **Conversion:** Powers and authorities to cause conversion of the Said Property.

5.8 **Sanction of Building Plans:** Powers and authorities for causing sanction of the building plans and ancillary activities relating to the Said Property.

5.9 **Construction of New Buildings:** Powers and authorities for construction of new residential cum commercial building on the Said Property in terms of the Said Development Agreement.



Additional District Sub-Registrar
Rajarhat, New Town, North 24-Pgs.

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- 5.10 **Sale:** Powers and authorities for sale of the Project as defined in the Said Development Agreement.

6. **Appointment**

- 6.1 **Hereby Made:** The Grantor hereby revocable nominates, constitutes and appoints the Attorney as the lawful Attorney of the Grantor, to do all acts, deeds and things mentioned below, for, in the name of and on behalf of the Grantor.

7. **Powers and Authorities**

- 7.1 **Mutation:** To take all necessary steps and to sign all papers, documents as to be required for obtaining mutation in the name of the Grantor from the office of B.L.& L.R.O and/or SDL&LRO and/or DL&LRO and from the Patharghta Gram *Panchayat* and to pay fees, costs and charges for that purpose.
- 7.2 **Amalgamation:** To take all necessary steps and to sign all papers, documents as to be required for amalgamation of the various plots comprising in the Said Property into one property in the name of the Grantor and to pay fees, costs and charges for that purpose.
- 7.3 **Regulatory Clearances:** To apply for and obtain requisite clearances, including but not limited to the clearance under the Urban Land (Ceiling & Regulations) Act, 1976 in the name of the Grantor and to appear before all or any authorities for such clearances and to sign and submit all papers, applications and documents in connection with the same.
- 7.4 **Conversion:** To take all necessary steps and to sign all papers, documents as to be required and to apply for conversion of the nature of the Said Property and to appear before the BL&LRO, the SDL&LRO, the DL&LRO or any authorities for such clearances and to sign and submit all papers, applications and documents in connection with the same.
- 7.5 **Sanction of Building Plans:** To cause the building plans to be prepared and submitted by appointing a licensed architect and structural engineer and then, to have the same sanctioned/modified /altered/revised/re-validated by the Patharghta Gram *Panchayat*, Rajarhat *Panchayat Samity*, Zilla *Parishad*, NKDA and other statutory authorities concerned with sanction and to pay fees, costs and charges for such sanction/modification /alteration/revision/re-validation and upon completion of work, to obtain drainage connection, water connection and certificates from the planning authorities.
- 7.6 **Raising of Funds:** In case the Developer pursuant to and in terms of clause 22.9 of the Development Agreement chooses to avail construction finance from any bank or non-banking financial corporation or any financial institution, solely for the purpose of financing the Development of the Said Property, then to provide the no



Additional District Sub-Registrar
Raigarh, New Town, North 24-Pgs.

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objection of the Grantor as may be required therefor and without committing any violation of the terms and conditions of the Development Agreement.

- 7.7 **Dealing with Authorities:** To deal with all authorities including to the office of the B.L & L.R.O office, the Local Gram *Panchayat*, Rajarhat *Panchayat Samity*, Zilla Parishad, NKDA, the SDL&LRO, the ADM and DL&LRO, Airport Authorities, Fire Department, BSNL/VSNL, PCB and other statutory authorities including but not limited to Kolkata Metropolitan Development Authority, as to be required for amalgamating the Said Property, obtaining regulatory clearances from ULC department, sanction/modification/ alteration/revision/re-validation of the building plans, obtaining drainage connection, water connection and certificate of the Patharghata Gram *Panchayat* and to prepare, sign and submit all plans, papers, documents, statements, undertakings, declarations, affidavits, applications, returns, confirmations, consents, indemnities and other ancillary papers, as be required, in this regard.
- 7.8 **Connection of Utilities:** To apply for and obtain water connection, drainage connection, sewage connection, electricity connection and any other utilities.
- 7.9 **Signing and Execution:** To sign, execute, modify, cancel, alter, draw, submit and present for registration and have registered before the concerned authorities all plans, papers, documents, statements, undertakings, declarations, affidavits, applications, returns, confirmations, consents, indemnities and other ancillary papers, for and in connection with amalgamation of the Said Property, obtaining regulatory clearances from ULC department, conversion, sanction/modification /alteration/revision/re-validation of the building plans, obtaining drainage connection, water connection and certificate with regard to the change of nature of the Said Property and to have the same registered and obtain all permissions and clearances as may be required for the same.
- 7.10 **Appearance:** To appear before Notary Public, Registrars, Magistrates and all other officers and authorities to have notarized, registered and authenticated all papers, declarations, affidavits, confirmations, consents, agreements, documents, indemnities, undertakings etc. as be required to enforce all powers and authorities contained herein.
- 7.11 **Preparatory Work:** To cause survey, test soil, do excavation and other preparatory works for construction of new residential cum commercial building/s on the Said Property.
- 7.12 **Demolition and Construction:** To demolish the existing buildings and structures (if any) on the Said Property and to construct temporary sheds and godowns for storage of building materials and running of site office and to construct new residential cum commercial building/s and/or any other structure on the Said Property.



Additional District Sub-Registrar
Rajahmundry, New Town, North 24-Pgs.

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- 7.13 **Contracts for Demolition and Construction:** In relation to such demolition and construction, to sign, execute and register any kind of contracts with any third party on terms and conditions as be deemed fit by the Attorney.
- 7.14 **Negotiation and Sale:** To negotiate for sale on the terms and conditions contained in clause 13 and its sub-clauses of the Said Development Agreement and to sell the entirety or any part or portion of the Transferable Areas and unsold allocated areas forming part of the Developer's Allocation but not those forming part of the Owner's Allocation in the Project, on terms and conditions as be deemed fit by the Attorney and to prepare, sign, execute and deliver agreements and conveyances of that part or portion without violating the terms and conditions of the said clause 13 and its sub-clauses of clause 13. The expression Owner's Allocation and Developer's Allocation are defined under clause 11 of the Development Agreement.
- 7.15 **Receive Payments:** To receive on the terms and conditions contained in clause 13 and its sub-clauses of the Said Development Agreement all payments with regard to the sale of the Transferable Areas and unsold allocated areas forming part of the Developer's Allocation but not those unsold allocated areas forming part of the Owner's Allocation in the Project and acknowledge receipt of payments.
- 7.15.1 **Receive Payments:** The Developer shall receive and/or deposit the entire Realizations or any part thereof only with regard to the sale of the entirety of Transferable Areas in the Project (other than unsold allocated areas of the parties) in the Designated Bank Account and in no other account whatsoever. (as defined in Clause 13 of the Said Development Agreement) and acknowledge receipt of payments respectively.
- 7.15.1 **Agreed Ratio:** The entire Realizations shall be appropriated and shared by the Parties in the said ratio i.e. 32% by the Owner and 68% by the Developer.
- 7.15.2 **Designated Bank Account:** The parties shall open a joint escrow bank account operable under the joint signature of one authorized representative of the Owners and one authorized representative of the Developer (**Escrow Account**). The Developer shall receive and/or deposit the entire Realizations or any part thereof only in the Designated Bank Account and in no other account whatsoever. Thereafter the Realizations will be split and transferred to the respective Parties bank accounts according to their Agreed Ratio.
- 7.16 **Permissions and Clearances:** To apply for and obtain all kind of permissions and clearances required for entering into and executing agreements and conveyances for sale of the Developer's Allocation in the Project.



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Rajahmundry, New Town, North 24-P.S.

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- 7.17 **Registration and Authentication:** To appear before Notary Public, Registrars, Magistrates and all other officers and authorities and to have notarized and present for registration, admit execution, have registered and obtain original of all agreements and conveyances as aforesaid.
- 7.18 **Legal Proceedings:** To commence, prosecute, enforce, defend, answer or oppose all actions and other legal proceedings and demands touching any of the matters aforesaid or with respect to the entirety of the Said Property or in any other matter in which the Grantor is now or may hereafter be interested or concerned and also if thought fit with such intent as aforesaid to compromise, refer to arbitration, abandon, submit to judgment/s or become non-suited in any such action or proceeding as aforesaid before any Court, Civil or Criminal or Revenue, any Tribunals, Land Reform Office, WBHIRA, etc and to appoint Solicitors, Advocates, Consultants as may be required and to accept any notice and service of papers from any Court, Tribunal, Arbitral Tribunal, Postal and/or other authorities and to receive and pay all moneys, including Court Fees etc.
- 7.19 **Outgoings:** To pay all outgoings, including *Panchayat* taxes etc. in respect of the Said Property/Project and to collect receipts thereof.

8. Ratification

- 8.1 **Hereby Made:** The Grantor hereby ratifies and confirms and agrees to ratify and confirm all actions of the Attorney in pursuance of this Power of Attorney.
- 8.2. AND it is clarified that the powers and authorities shall be exercised according to the progress of work and activity as per the Development Agreement and it is further clarified that while exercising the powers and authorities hereby conferred on the said Attorneys, they or any of them shall not do any act deed or thing which go against the provisions of the Development Agreement or impair or affect the rights and entitlement of the Grantor and by executing this Power of Attorney the obligations of the Grantor or the Developer or consequences for non compliance under the Development Agreement shall not be affected.

1st Schedule (Said Property)

Divided and demarcated land measuring **(1)** 31.23 (thirty one point two three) decimal, more or less, out of 90 (ninety) decimal, in R.S./L.R. Dag No. 683, under L.R. Khatian Nos. 1270 and 1554, lying and situated at Mouza Kalikapur, J.L. No. 40, Touzi No. 173, within the local limits of Patharghata Gram Panchayat, Police Station – Rajarhat, under A.D.S.R. Rajarhat, District – North 24 Parganas **(First Property) And (2)** 24 (twenty



Additional District Sub-Registrar
Rajarat, New Town, North 24 Parganas

25 FEB 2021

four) decimal, more or less, in R.S./L.R. Dag No. 684, under L.R. Khatian Nos. 1270 and 1554, lying and situated at Mouza Kalikapur, J.L. No. 40, Touzi No. 173, within the local limits of Patharghata Gram Panchayat, Police Station – Rajarhat, under A.D.S.R. Rajarhat, District – North 24 Parganas **(Second Property) And (3)** 12 (twelve) decimal, more or less, in R.S./L.R. Dag No. 861, under L.R. Khatian No. 1554, lying and situated at Mouza Kalikapur, J.L. No. 40, Touzi No. 173, within the local limits of Patharghata Gram Panchayat, Police Station – Rajarhat, under A.D.S.R. Rajarhat, District – North 24 Parganas **(Third Property) And (4)** 10 (ten) decimal, more or less, in R.S./L.R. Dag No. 862, under L.R. Khatian No. 1270, lying and situated at Mouza Kalikapur, J.L. No. 40, Touzi No. 173, within the local limits of Patharghata Gram Panchayat, Police Station – Rajarhat, under A.D.S.R. Rajarhat, District – North 24 Parganas **(Fourth Property) And (5)** 36 (thirty six) decimal, more or less in R.S./L.R. Dag No. 863, under L.R. Khatian Nos. 1270 and 1554, lying and situated at Mouza Kalikapur, J.L. No. 40, Touzi No. 173, within the local limits of Patharghata Gram Panchayat, Police Station – Rajarhat, under A.D.S.R. Rajarhat, District – North 24 Parganas **(Fifth Property)** totaling to land measuring 113.23 (one hundred thirteen point two three) decimal, demarcated on the **Plan** annexed hereto and bordered in colour **Red** thereon and butted and bounded as follows:

On The North	:	By 22 feet wide road, [comprised in R.S./L.R. Dag No. 683 (P)]
On The East	:	By R.S./L.R. Dag No. 857, 857/1258 (P), and By 22 feet wide road.
On The South	:	By R.S./L.R. Dag Nos. 856 and 857
On The West	:	By R.S./L.R. Dag No. 864



Additional District SUE Registrar
Rajahmundry, New Town, North, 24-7-2021

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The Details of the Said Property are tabulated below:

Mouza	R.S/ L.R Dag No.	Classific ation	Total Area (in decimal)	L.R. Khati an Nos.	Area for this plot (in Dec)	Name of the Recorded Owner
Kalikapur	683	<i>Danga</i>	90	1270, 1554	31.23	Saswat Developer Private Limited
Kalikapur	684	<i>Pukur</i>	24	1270, 1554	24.00	Saswat Developer Private Limited
Kalikapur	861	<i>Bagan</i>	12	1554	12.00	Saswat Developer Private Limited
Kalikapur	862	<i>Bagan</i>	10	1270	10.00	Saswat Developer Private Limited
Kalikapur	863	<i>Danga</i>	36	1270, 1554	36.00	Saswat Developer Private Limited
Total Land Area					113.23	Decimal



Additional District Sub-Registrar
Rajarhat, New Town, North 24-Pgs.

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9. Execution and Delivery

9.1 **In Witness Whereof** the Grantor and the Attorney have executed this Power of Attorney on the above date.

For SASWAT DEVELOPER PVT. LTD.



Director


(TRILOCHAN SHARMA)

(Saswat Developer Private Limited)


[Owner]

Accepted:

Signature Vanijya Pvt. Ltd

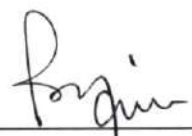

Shishir Gupta Director

Signature Vanijya Pvt. Ltd


Sk Nasir Director

Directors of the
(Signature Vanijya Private Limited)
[Attorney]

Witnesses:

Signature 

Name RAJU SHAW

Father's Name U. R. SHAW

Address 49/5 K.M. Sarani
KOL- 700023

Signature 

Name Raj Kumar Otha

Father's Name M. C. Otha

Address 210, J. C. Bajaj Street
KOL- 700007

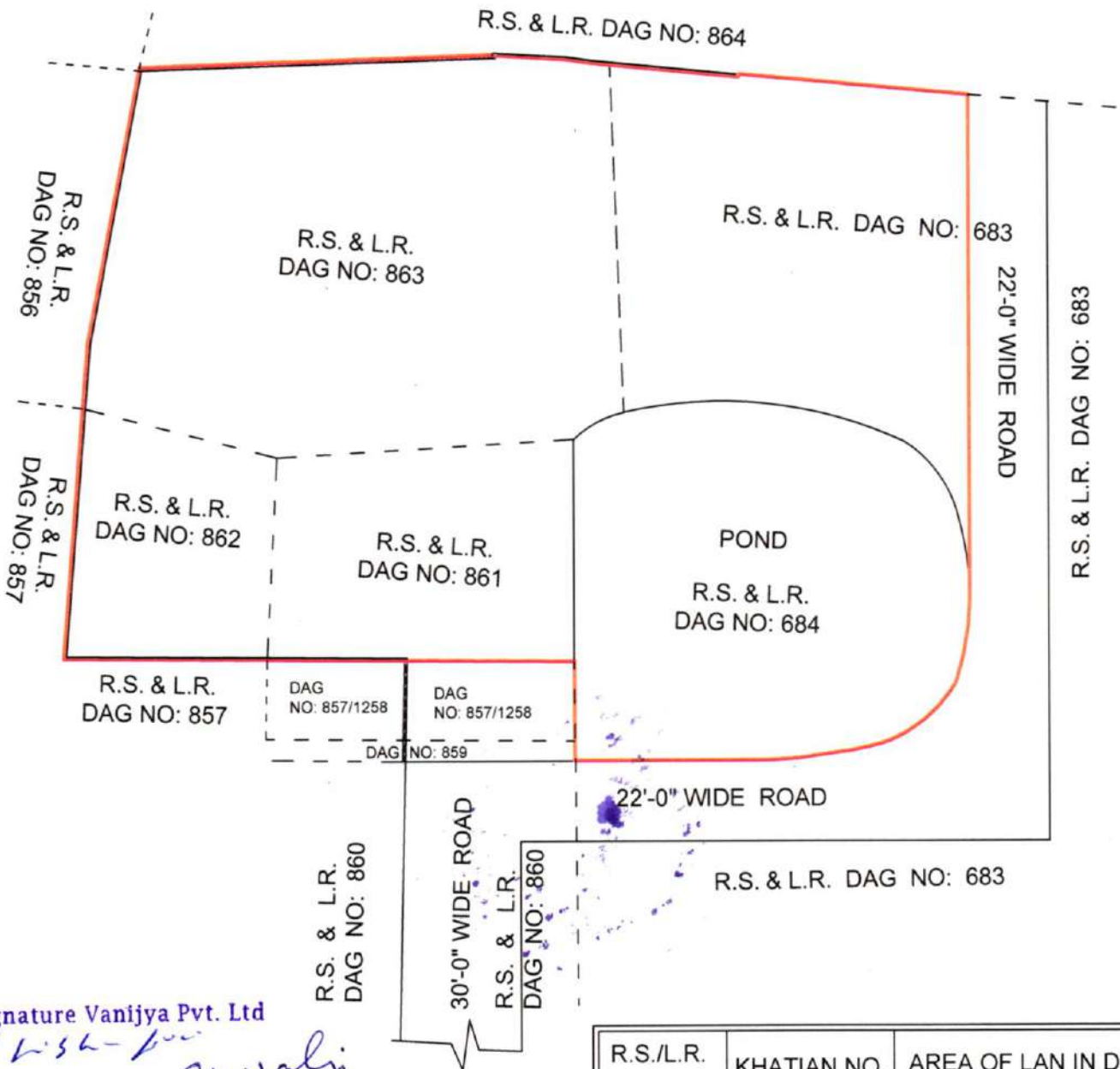
Mintu Paul
Mintu Paul
Advocate
High Court, Calcutta
Enrolment No. F/663/1713/2018



Additional District Sub-Registrar
Rajahmundry, New Town, North 24-Pgs.

25 FEB 2021

SITE PLAN OF RS/LR DAG NOS: 683,684,861,862,863, LR KHATIAN NOS: 1270,1554, SITUATED AT MOUZA: KALIKAPUR, JL NO: 40, TOUZI NO: 173, POLICE STATION: RAJARHAT, DISTRICT: NORTH 24 PGS. UNDER PATHARGHATA GRAM PANCHAYET.



Signature Vanijya Pvt. Ltd

Sh Nali
Director

SIGNATURE OF DEVELOPER

For SASWAT DEVELOPER PVT. LTD.

[Signature]
Director

SIGNATURE OF OWNER














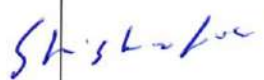











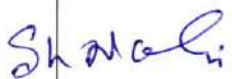










R.S./L.R. DAG. NO.	KHATIAN NO.	AREA OF LAN IN DEC.
683	1270,1554	31.23 DECIMAL
861	1554	12 DECIMAL
862	1270	10 DECIMAL
863	1270,1554	36 DECIMAL
684	1270,1554	24 DECIMAL
TOTAL		113.23 DECIMAL



Additional District Sub-Registrar
Rajahmundry, New Town, North Godavari District

25 FEB 2021

SPECIMEN FORM TEN FINGER PRINTS

Sl. No.	Signature of the executants and/or Presentants					
	 					
		Little	Ring	Middle (Left Hand)	Fore	Thumb
						
		Thumb	Fore	Middle (Right Hand)	Ring	Little
	 					
		Little	Ring	Middle (Left Hand)	Fore	Thumb
						
		Thumb	Fore	Middle (Right Hand)	Ring	Little
	 					
		Little	Ring	Middle (Left Hand)	Fore	Thumb
						
		Thumb	Fore	Middle (Right Hand)	Ring	Little



Additional District Superintendent
Rajahmundry, New Town, North Zone.

25 FEB 2021



For SASWAT DEVELOPER PVT. LTD.
[Signature]
Director




आयकर विभाग
INCOME TAX DEPARTMENT


भारत सरकार
GOVT. OF INDIA


TRILOCHAN SHARMA


BANWARI LAL SHARMA

28/11/1976
Permanent Account Number
AJUPS9281Q


Signature







09072015





Handwritten signature or initials in blue ink.



भारत सरकार
Unique Identification Authority of India
Government of India

Enrollment No. : 066420192/01031

To
Trilochan Sharma

RECEIVED

S/O Sarvesh Lal Sharma
 TRILOKH APARTMENT, 10TH FLOOR, FL-103
 13A ASHUTOSH CHOWDHURY AVENUE
 NEAR BILA MANDIR
 Bahyanga
 Bahyanga, Chhatra Avenue, Kolkata,
 West Bengal - 700079
 983082959



KAD99827157H
 5390471



आपका आधार क्रमांक / Your Aadhaar No. :

5390 4183 7471

मेरा आधार, मेरी पहचान



Trilochan Sharma

DOB: 28/11/1978

Male
5390 4183 7471



मेरा आधार, मेरी पहचान



सूचना

- भारत पहचान का प्रमाण है, नागरिकता का नहीं।
- पहचान का प्रमाण ऑनलाइन प्रमाणीकरण द्वारा प्राप्त करें।

INFORMATION

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

- आधार देश भर में मान्य है।
- आधार अविषय में सरकारी और गैर-सरकारी सेवाओं का लाभ प्राप्त में उपयोगी होगा।
- Aadhaar is valid throughout the country.
- Aadhaar will be helpful in availing Government and Non-Government services in future.



Address: S/O Sarvesh Lal
 Sharma, TRILOKH
 APARTMENT, 10TH FLOOR,
 FL-103, 13A ASHUTOSH
 CHOWDHURY AVENUE, NEAR
 BILA MANDIR, Bahyanga,
 Bahyanga, Chhatra Avenue, Kolkata, West
 Bengal, 700079

5390 4183 7471



Handwritten signature



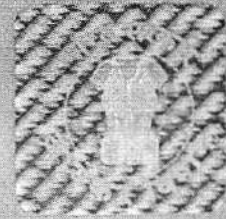
[Faint handwritten signature or text]

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

SIGNATURE VANIJYA PRIVATE
LIMITED



27/07/2010

Permanent Account Number

AAPCS1007F

29122010



आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

SHISHIR GUPTA

SHREE BHAGWAN GUPTA

15/06/1978
Permanent Account Number

AIHPG6508N

Shishir Gupta
Signature



22052013

Shishir Gupta





भारत सरकार
GOVERNMENT OF INDIA



SHISHIR GUPTA
DOB: 15/06/1978
MALE



7976 5702 7873

আমার আধার, আমার পরিচয়

5 L-5 L-100



भारतीय विशिष्ट पहचान प्राधिकरण
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

Address

S/O Shree Bhagwan Gupta, 30,
VIDYASAGAR STREET, Raja Ram Mohan
Sarani, Kolkata,
West Bengal - 700009



1947
1800 300 1947

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



आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

SK NASIR
SHAIKH RASHID
15/12/1977

Permanent Account Number
ADSPN1335N

Signature



SK NASIR





তথ্য

- 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 সারা দেশে মান্য।
- 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: হাতিয়ারা পশ্চিম প্যারা
হাতিয়ারা গোপালপুর (এম), হাতিয়ারা
উত্তর ২৪ পরগণা, পশ্চিম বঙ্গ,

Address: HATIARA
PASCHIM PARA, Rajarhat
Gopalpur(M), Haliara, North
24 Parganas, West Bengal,
700157

9849 5865 4168



1947
1800 300 1947



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ভারতীয় বিশিষ্ট পরিচয় প্রাধিকরণ

ভারত সরকার

Unique Identification Authority of India
Government of India

তালিকাভুক্তির অংক / Enrollment No. : 1111/21045/01826

To
Sk. Nasir
পেখ নাসির
HATIARA PASCHIM PARA
Rajarhat Gopalpur(M)
Haliara, North 24 Parganas
West Bengal - 700157

17/02/2014



KL764996070FT

76499007



আপনার আধার সংখ্যা / Your Aadhaar No. :

9849 5865 4168

আধার - সাধারণ মানুষের অধিকার



ভারত সরকার

Government of India



পেখ নাসির
Sk. Nasir
পিতা : পেখ রাসিদ
Father : SK. RASID

জন্মতারিখ/DOB: 15/12/1977
পুরুষ / Male

9849 5865 4168



আধার - সাধারণ মানুষের অধিকার

Shaholi





ভারত সরকার
Government of India



সুব্রত দেবনাথ
Subrata Debnath
পিতা : সমীর দেবনাথ
Father : SAMIR DEBNATH
জন্মতারিখ / DOB : 29/10/1985
পুরুষ / Male



9174 0185 2065

আধার - সাধারণ মানুষের অধিকার



ভারতীয় বিশিষ্ট পরিচয় প্রাধিকার
Unique Identification Authority of India

ঠিকানা:
S/O: সমীর দেবনাথ, সুনিত
বানার্জী রোড, পানিহাটি (এম),
ঘোলা বাজার, উত্তর ২৪ পরগনা,
পশ্চিম বঙ্গ, 700111

Address:
S/O: Samir Debnath, SUNIT
BANERJEE ROAD, Panihati (m).
Ghola Bazar, North 24 Parganas,
West Bengal, 700111

9174 0185 2065

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Major Information of the Deed

Deed No :	I-1523-02862/2021	Date of Registration	25/02/2021
Query No / Year	1523-8000440136/2021	Office where deed is registered	
Query Date	25/02/2021 5:54:16 PM	1523-8000440136/2021	
Applicant Name, Address & Other Details	AURKOJIT CHANDA T - 68, TEGHORIA MAIN ROAD, Thana : Baguiati, District : North 24-Parganas, WEST BENGAL, PIN - 700157, Mobile No. : 9674605192, Status : Advocate		
Transaction	Additional Transaction		
[0138] Sale, Development Power of Attorney after Registered Development Agreement	[4305] Other than Immovable Property, Declaration [No of Declaration : 2]		
Set Forth value	Market Value		
Rs. 5/-	Rs. 5,08,54,222/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 100/- (Article:48(g))	Rs. 21/- (Article:E, E)		
Remarks	Development Power of Attorney after Registered Development Agreement of [Deed No/Year]:- 152302858/2021		

Land Details :

District: North 24-Parganas, P.S:- Rajarhat, Gram Panchayat: PATHARGHATA, Mouza: Kalikapur, Pin Code : 700135

Sch No	Plot Number	Khatian Number	Land Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	LR-683	LR-1270	Bastu	Danga	31.23 Dec	1/-	1,45,39,751/-	Width of Approach Road: 22 Ft., Adjacent to Metal Road, , Project Name :
L2	LR-684	LR-1554	Pukur	Pukur	24 Dec	1/-	93,11,411/-	Width of Approach Road: 22 Ft., Adjacent to Metal Road, , Project Name :
L3	LR-861	LR-1554	Bastu	Bagan	12 Dec	1/-	55,86,840/-	Width of Approach Road: 22 Ft., Adjacent to Metal Road, , Project Name :
L4	LR-862	LR-1270	Bastu	Bagan	10 Dec	1/-	46,55,700/-	Width of Approach Road: 22 Ft., Adjacent to Metal Road, , Project Name :
L5	LR-863	LR-1270	Bastu	Danga	36 Dec	1/-	1,67,60,520/-	Width of Approach Road: 22 Ft., Adjacent to Metal Road, , Project Name :
TOTAL :					113.23Dec	5 /-	508,54,222 /-	
Grand Total :					113.23Dec	5 /-	508,54,222 /-	








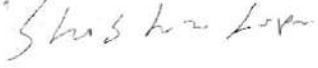
Principal Details :

SI No	Name,Address,Photo,Finger print and Signature
1	Saswat Developer Private Limited Om Tower, 9th Floor, 32 Jawaharlal Nehru Road, P.O:- Middleton Row, P.S:- Park Street, Kolkata, District:- Kolkata, West Bengal, India, PIN - 700071 , PAN No.:: AAxxxxxx8D,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative



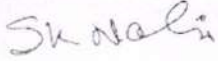
Attorney Details :

SI No	Name,Address,Photo,Finger print and Signature
1	Signature Vanijya Private Limited T-68, Teghoria Main Road, P.O:- Hatiara, P.S:- Baguiati, District:-North 24-Parganas, West Bengal, India, PIN - 700157 , PAN No.:: AAxxxxxx7F,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

Representative Details :

SI No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Trilochan Sharma Son of Banwari Lal Sharma Date of Execution - 25/02/2021, , Admitted by: Self, Date of Admission: 25/02/2021, Place of Admission of Execution: Office	 <small>Feb 25 2021 7:05PM</small>	 <small>LTI 25/02/2021</small>	 <small>25/02/2021</small>
	Om Tower, 9th Floor, 32 Jawaharlal Nehru Road, P.O:- Middleton Row, P.S:- Park Street, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700071, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AJxxxxxx1Q, Aadhaar No: 53xxxxxxxx7471 Status : Representative, Representative of : Saswat Developer Private Limited (as Director)			
2	Name	Photo	Finger Print	Signature
	Shishir Gupta (Presentant) Son of Late Shree Bhagwan Gupta Date of Execution - 25/02/2021, , Admitted by: Self, Date of Admission: 25/02/2021, Place of Admission of Execution: Office	 <small>Feb 25 2021 7:00PM</small>	 <small>LTI 25/02/2021</small>	 <small>25/02/2021</small>
	30, Vidyasagar Street, P.O:- Raja Ram Mohan Sarani, P.S:- Amherst Street, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700009, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AIxxxxxx8N, Aadhaar No: 79xxxxxxxx7873 Status : Representative, Representative of : Signature Vanijya Private Limited (as Director)			



3	Name	Photo	Finger Print	Signature
	Sk Nasir Son of Late Sk Rashid Date of Execution - 25/02/2021, , Admitted by: Self, Date of Admission: 25/02/2021, Place of Admission of Execution: Office	 Feb 25 2021 7:30PM	 LTI 25/02/2021	 25/02/2021
Hatiara Paschimpara, P.O:- Hatiara, P.S:- New Town, District:-North 24-Parganas, West Bengal, India, PIN - 700157, Sex: Male, By Caste: Muslim, Occupation: Business, Citizen of: India, , PAN No.:: ADxxxxx5N, Aadhaar No: 98xxxxxxxx4168 Status : Representative, Representative of : Signature Vanijya Private Limited (as Director)				

Identifier Details :

Name	Photo	Finger Print	Signature
Mr SUBRATA DEBNATH Son of Mr SAMIR DEBNATH T - 68, TEGHORIA MAIN ROAD, P.O:- HATIARA, P.S:- Baguiati, Kolkata, District:-North 24-Parganas, West Bengal, India, PIN - 700157	 25/02/2021	 25/02/2021	 25/02/2021
Identifier Of Trilochan Sharma, Shishir Gupta, Sk Nasir			

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Saswat Developer Private Limited	Signature Vanijya Private Limited-31.23 Dec

Transfer of property for L2

Sl.No	From	To. with area (Name-Area)
1	Saswat Developer Private Limited	Signature Vanijya Private Limited-24 Dec

Transfer of property for L3

Sl.No	From	To. with area (Name-Area)
1	Saswat Developer Private Limited	Signature Vanijya Private Limited-12 Dec

Transfer of property for L4

Sl.No	From	To. with area (Name-Area)
1	Saswat Developer Private Limited	Signature Vanijya Private Limited-10 Dec

Transfer of property for L5

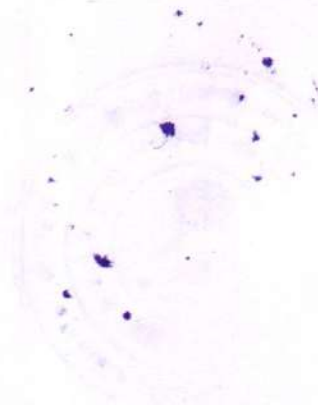
Sl.No	From	To. with area (Name-Area)
1	Saswat Developer Private Limited	Signature Vanijya Private Limited-36 Dec



Land Details as per Land Record

District: North 24-Parganas, P.S:- Rajarhat, Gram Panchayat: PATHARGHATA, Mouza: Kalikapur, Pin Code : 700135

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 683, LR Khatian No:- 1270	Owner:শাহত ডেভেলপার, Gurdian:গ্রাম লিঃ, Address:ওম টাওয়ার ৩২ জহরলাল নেহরু রোড পার্ক স্ট্রীট কলিকাতা ৭১, Classification:ডাঙ্গা, Area:0.57000000 Acre,	Owner Name not selected by applicant.
L2	LR Plot No:- 684, LR Khatian No:- 1554	Owner:শাহত ডেভেলপার গ্রাম লিঃ, Address:নিজ , Classification:পুকুর, Area:0.06000000 Acre,	Owner Name not selected by applicant.
L3	LR Plot No:- 861, LR Khatian No:- 1554	Owner:শাহত ডেভেলপার গ্রাম লিঃ, Address:নিজ , Classification:বাগান, Area:0.12000000 Acre,	Owner Name not selected by applicant.
L4	LR Plot No:- 862, LR Khatian No:- 1270	Owner:শাহত ডেভেলপার, Gurdian:গ্রাম লিঃ, Address:ওম টাওয়ার ৩২ জহরলাল নেহরু রোড পার্ক স্ট্রীট কলিকাতা ৭১, Classification:বাগান, Area:0.10000000 Acre,	Owner Name not selected by applicant.
L5	LR Plot No:- 863, LR Khatian No:- 1270	Owner:শাহত ডেভেলপার, Gurdian:গ্রাম লিঃ, Address:ওম টাওয়ার ৩২ জহরলাল নেহরু রোড পার্ক স্ট্রীট কলিকাতা ৭১, Classification:ডাঙ্গা, Area:0.27000000 Acre,	Owner Name not selected by applicant.



THE STATE OF NORTH CAROLINA
COUNTY OF [illegible]
[illegible text]

[illegible text]



On 25-02-2021

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

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

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

Presented for registration at 18:51 hrs on 25-02-2021, at the Office of the A.D.S.R. RAJARHAT by Shishir Gupta ,.

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 5,08,54,222/-

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

Execution is admitted on 25-02-2021 by Trilochan Sharma, Director, Saswat Developer Private Limited, Om Tower, 9th Floor, 32 Jawaharlal Nehru Road, P.O:- Middleton Row, P.S:- Park Street, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700071

Indetified by Mr SUBRATA DEBNATH, , Son of Mr SAMIR DEBNATH, T - 68, TEGHORIA MAIN ROAD, P.O: HATIARA, Thana: Baguiati, , City/Town: KOLKATA, North 24-Parganas, WEST BENGAL, India, PIN - 700157, by caste Hindu, by profession Service

Execution is admitted on 25-02-2021 by Shishir Gupta, Director, Signature Vanijya Private Limited, T-68, Teghoria Main Road, P.O:- Hatiara, P.S:- Baguiati, District:-North 24-Parganas, West Bengal, India, PIN - 700157

Indetified by Mr SUBRATA DEBNATH, , Son of Mr SAMIR DEBNATH, T - 68, TEGHORIA MAIN ROAD, P.O: HATIARA, Thana: Baguiati, , City/Town: KOLKATA, North 24-Parganas, WEST BENGAL, India, PIN - 700157, by caste Hindu, by profession Service

Execution is admitted on 25-02-2021 by Sk Nasir, Director, Signature Vanijya Private Limited, T-68, Teghoria Main Road, P.O:- Hatiara, P.S:- Baguiati, District:-North 24-Parganas, West Bengal, India, PIN - 700157

Indetified by Mr SUBRATA DEBNATH, , Son of Mr SAMIR DEBNATH, T - 68, TEGHORIA MAIN ROAD, P.O: HATIARA, Thana: Baguiati, , City/Town: KOLKATA, North 24-Parganas, WEST BENGAL, India, PIN - 700157, by caste Hindu, by profession Service

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 21/- (E = Rs 21/-) and Registration Fees paid by Cash Rs 21/-

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 70/- and Stamp Duty paid by Stamp Rs 100/-

Description of Stamp
1. Stamp: Type: Impressed, Serial no 1808, Amount: Rs.100/-, Date of Purchase: 27/11/2020, Vendor name: SAMRAT BOSE

Sanjoy Basak
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. RAJARHAT
North 24-Parganas, West Bengal



Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

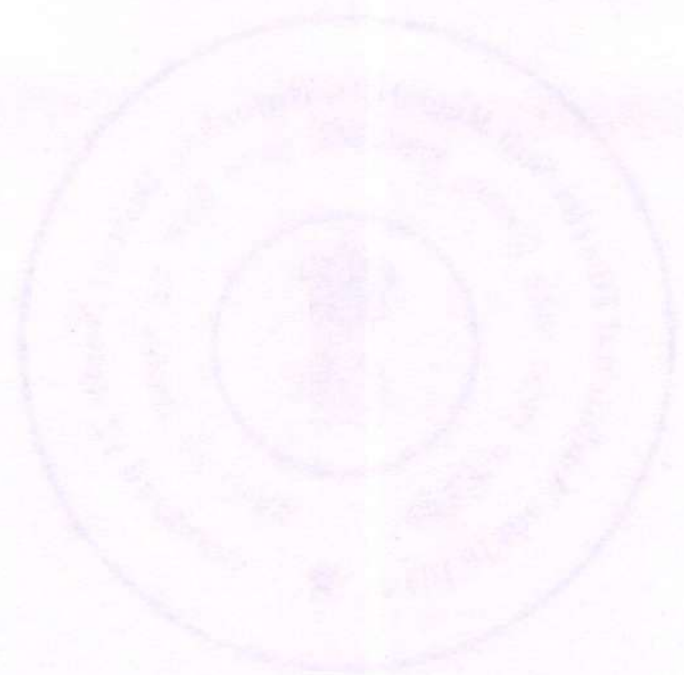
Volume number 1523-2021, Page from 117664 to 117691
being No 152302862 for the year 2021.



Digitally signed by SANJOY BASAK
Date: 2021.03.02 13:58:10 +05:30
Reason: Digital Signing of Deed.

(Sanjoy Basak) 2021/03/02 01:58:10 PM
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. RAJARHAT
West Bengal.

(This document is digitally signed.)



(This document is light-colored)