

01/29/19

I- 1147/19



পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

X 378953

NOTED that the document is a copy of a Registration. The signature sheets and the endorsement sheets attached with the document are part of this document.

District Sub-Registrar-IV  
Alipore, South 24-Pgs.

26 FEB 2019

DEVELOPMENT POWER OF ATTORNEY

BY THIS DEVELOPMENT POWER OF ATTORNEY executed at -Kolkata on this the <sup>26th</sup> day of February, 2019 by DECORATIVE STONE INDIA PRIVATE LIMITED, a company incorporated under the provisions of the Companies Act, 1956 having its registered office at 14, Bentinck Street, P.O Bentinck Street, P.S Burrabazar, Kolkata - 700001, represented by both its Directors namely Sri Pawandeep Singh Soni, son of Late Amarjeet Singh Soni and Shri Damneet Singh Soni, both sons of Shri Tejinder Singh, both having their Office at 14, Bentinck Street, P.O Bentinck Street, P.S Burrabazar, Kolkata - 700001, hereinafter referred to as **THE PRINCIPAL**;

84585

12 DEC 2018

**B. C. LAHIRI**  
Advocate  
ALPETA JUDGE'S COURT  
ALPETA - 07

SOLD TO.....  
OF.....  
RS.....  
JAYDEEP CHATTERJEE  
16, INDIA EXCHANGE PL, ALPETA, KOL-1  
LICENSED STAMP VENDOR  
NO. 351RS2018



District Sub-Registrar-IV  
Alipore, South 24-Pgs.

26 FEB 2019

for dr.  
Alipore p...  
422



Government of West Bengal  
Directorate of Registration & Stamp Revenue

e-Assessment Slip

Query No / Year	1604-1000043736/2019	Office where deed will be registered
Query Date	15/02/2019 12:00:38 PM	D.S.R. - IV SOUTH 24-PARGANAS, District: South 24 -Parganas
Applicant Name, Address & Other Details	BAPI DAS ALIPORE,Thana : Allpore, District : South 24-Parganas, WEST BENGAL, PIN - 700027, Mobile No. : 9836980696, Status :Advocate	
Transaction	Additional Transaction	
[0138] Sale, Development Power of Attorney after Registered Development Agreement		
Set Forth value	Market Value	
Rs. 1/-	Rs. 86,43,03,000/-	
Total Stamp Duty Payable(SD)	Total Registration Fee Payable	
Rs. 50/- (Article:48(g))	Rs. 39/- (Article:E, M(b), H)	
Mutation Fee Payable	Expected date of Presentation of Deed	Amount of Stamp Duty to be Paid by Non Judicial Stamp
		Rs. 50/-
Remarks	Development Power of Attorney after Registered Development Agreement of [Deed No/Year]:- 160406539/2018	

Land Details :

District: South 24-Parganas, P.S:- Bishnupur, Gram Panchayat: CHANDI, Mouza: Amlala Pin Code : 700104

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	LR-1831	LR-923	Bastu	Shall	2381 Dec	1/-	86,43,03,000/-	Width of Approach Road: 28 Ft., Adjacent to Metal Road,
Grand Total :					2381Dec	1 /-	8643,03,000 /-	

Principal Details :

SI No	Name & address	Status	Execution Admission Details :
1	DECORATIVE STONE INDIA PVT LTD 14 BENTICK ST, P.O:- BENTINCK ST, P.S:- Burrobazar, District-Kolkata, West Bengal, India, PIN - 700001 , PAN No.:: AAACD9630J, Status :Organization, Executed by: Representative	Organization	Executed by: Representative



**Attorney Details :**

Sl No	Name & address	Status	Execution Admission Details :
1	SRIJAN REALTY PVT LTD 36/1A ELGIN RD, P.O:- ELGIN RD, P.S:- Bhawanipore, Kolkata, District-South 24-Parganas, West Bengal, India, PIN - 700020 , PAN No.:: AAHCS6112K, Status :Organization, Executed by: Representative	Organization	Executed by: Representative

**Representative Details :**

Sl No	Name & Address	Representative of
1	Mr PAWANDEEP SINGH SONI Son of Late AMARJEET SINGH SONI 14 BENTINCK ST, P.O:- BENTINCK ST, P.S:- Burrobazar, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700001 Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: India, , PAN No.:: AKLPS3233J	DECORATIVE STONE INDIA PVT LTD (as DIRECTOR)
2	Mr DAMNEET SINGH SONI Son of Mr TEJINDER SINGH 14 BENTINCK ST, P.O:- BENTINCK ST, P.S:- Burrobazar, District:-Kolkata, West Bengal, India, PIN - 700001 Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: India, , PAN No.:: AKLPS7076D	DECORATIVE STONE INDIA PVT LTD (as DIRECTOR)
3	Mr RAM NARESH AGARWAL Son of Late N K AGARWAL 36/1A ELGIN RD, P.O:- ELGIN RD, P.S:- Bhawanipore, Kolkata, District:-South 24-Parganas, West Bengal, India, PIN - 700020 Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: India, , PAN No.:: ACYPA1903G	SRIJAN REALTY PVT LTD (as REPRESENTATIVE)
4	Mr VINOD KUMAR AGARWAL Son of Late N K AGARWAL 36/1A ELGIN RD, P.O:- BHOWANIPUR, P.S:- Bhawanipore, Kolkata, District:-South 24-Parganas, West Bengal, India, PIN - 700026 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AAHCS6112K	SRIJAN REALTY PVT LTD (as DIRECTOR)
5	Mr SUNIL KUMAR AGARWAL Son of Late MAHABIR PRASAD AGARWAL 36/1A ELGIN RD, P.O:- BHOWANIPUR, P.S:- Bhawanipore, Kolkata, District:-South 24-Parganas, West Bengal, India, PIN - 700026 Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: India, , PAN No.:: AAACD9630J	SRIJAN REALTY PVT LTD (as DIRECTOR)

**Identifier Details :**

Name & address
Mr BAPI DAS Son of Late S DAS ALIPORE POLICE COURT, P.O:- ALIPORE, P.S:- Alipore, Kolkata, District:-South 24-Parganas, West Bengal, India, PIN - 700027, Sex: Male, By Caste: Hindu, Occupation: Advocate, Citizen of: India, , Identifier Of Mr PAWANDEEP SINGH SONI, Mr DAMNEET SINGH SONI, Mr RAM NARESH AGARWAL, Mr VINOD KUMAR AGARWAL, Mr SUNIL KUMAR AGARWAL



Transfer of property for L1		
Sl.No	From	To. with area (Name-Area)
1	DECORATIVE STONE INDIA PVT LTD	SRIJAN REALTY PVT LTD-2381 Dec

### Land Details as per Land Record

District: South 24-Parganas, P.S:- Bishnupur, Gram Panchayat: CHANDI, Mouza: Amtala Pin Code : 700104

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 1831, LR Khatian No:- 923	Owner:ডেকরেটিভ ষ্টোন ইন্ডিয়া প্রা, Gurdian:শি: আনন্দ জ্যোতি বি, Address:41 বেতাঙ্গি নুভাব রোড , কলি-1 , Classification:শলি, Area:1.02000000 Acre,	DECORATIVE STONE INDIA PVT LTD

#### Note:

1. If the given information are found incorrect, then the assessment made stands invalid.
2. Query is valid for 30 days (i.e. upto 17/03/2019) for e-Payment. Assessed market value & Query is valid for 44 days (i.e. upto 31/03/2019) for registration.
3. Standard User charge of Rs. 240/- (Rupees Two hundred forty) only includes all taxes per document upto 17 (seventeen) pages and Rs 7/- (Rupees seven) only for each additional page will be applicable.
4. e-Payment of Stamp Duty and Registration Fees can be made if Stamp Duty or Registration Fees payable is more than Rs. 5000/-.
5. e-Payment is compulsory if Stamp Duty payable is more than Rs.10,000/- or Registration Fees payable is more than 5,000/- or both w.e.f 2nd May 2017.
6. Web-based e-Assessment report is provisional one and subjected to final verification by the concerned Registering Officer.
7. Quoting of PAN of Seller and Buyer is a must when the market value of the property exceeds Rs. 10 lac (Income Tax Act, 1961). If the party concerned does not have a PAN, he/she has to submit a declaration in form no. 60 together with all particulars as required
8. Rs 50/- (Rupees fifty) only will be charged from the Applicant for issuing of this e-Assessment Slip if the property under transaction situates in Municipality/Municipal Corporation/Notified Area.
9. Mutation fees are also collected if stamp duty and registration fees are paid electronically i.e. through GRIPS. If those are not paid through GRIPS then mutation fee are required to be paid at the concerned BLLRO office.





**TO AND IN FAVOUR OF**

**SRIJAN REALTY PVT LTD** a Company incorporated under the Companies Act having its regd. Office at 36/1A, Elgin Road, Kolkata – 700 020, through its nominees namely (1) **Mr. Ram Naresh Agarwal, (Having PAN ACYPA1903G)** son of Late N.K.Agarwal, residing at 135G, S.P. Mukherjee Road, Kolkata- 700026, P.O. & P.S : - Tollygunge, (2) **Mr. Vimal Goel, (Having PAN AFKPG0754J)** son of Late Banwarilal Goel, residing at 17, S.P. Mukherjee Road, Kolkata- 700025, P.O. Bhawanipur, P.S.: - Bhawanipur (3) **Mr. Vinod Kumar Agarwal, (Having PAN ACRPA8096M)** son of Late N.K.Agarwal, residing at 135G, S.P. Mukherjee Road, Kolkata- 700026, P.O. & P.S : - Tollygunge, and (4) **Mr. Sunil K. Agarwal, (Having PAN ADAPA9172G)** son of Late Mahabir Prasad Agarwal residing at Flat No. 3A, Block- P, 'Sherwood Estate', 169, N.S.C Bose Road, P.O. Narendrapur, P.S : - Sonarpur, Kolkata- 700103, hereinafter (jointly and severally) referred to as the **ATTORNEYS**.

**WHEREAS** the Principals are the Owners of All That the piece and parcel of land containing an area of 2381 Decimal equivalent to 72.15 Bighas approximately be the same a little more or less situate lying at various R.S. and L.R Dags of Mouza Amtala, Touzi No. 395, A.D.S.R Bishnupur, Police Station Bishnupur, under Bishnupur-2 Panchayat in the District of South 24 Parganas more fully and particularly described in the Schedule hereunder written (hereinafter referred to as the "SAID PROPERTY")

**AND WHEREAS** the Principals under an agreement dated the 29<sup>th</sup> Day of October, 2018, which was duly recorded in Book No. 1, Volume No. 1604-2018 Pages from 192829 to 192917, Being No. 160406539 for the Year 2018, registered at District Sub Registrar-IV, South 24 Parganas, (hereinafter referred to as the "**DEVELOPMENT AGREEMENT**") has appointed M/S SRIJAN REALTY PVT.LTD. a Company registered under the Companies Act 1956 having its regd office at No.36/1A, Elgin Road, Kolkata - 700020 as the Developer of a Complex on the Said Property (hereinafter referred to as the "**DEVELOPER**").

**AND WHEREAS** for the purpose of development the Principals are now desirous of nominating, appointing and constituting M/S Srijan Realty Pvt. Ltd, the Developer



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represented by namely (1) Mr. Ram Naresh Agarwal, (Having PAN ACYPA1903G) son of Late N.K.Agarwal, residing at 135G, S.P. Mukherjee Road, Kolkata- 700026, P.O. & P.S : - Tollygunge, (2) Mr. Vimal Goel, (Having PAN AFKPG0754J) son of Late Banwarilal Goel, residing at 17, S.P. Mukherjee Road, Kolkata- 700025, P.O. Bhawanipur, P.S.: - Bhawanipur (3) Mr. Vinod Kumar Agarwal, (Having PAN ACRPA8096M) son of Late N.K.Agarwal, residing at 135G, S.P. Mukherjee Road, Kolkata- 700026, P.O. & P.S : - Tollygunge, and (4) Mr. Sunil K. Agarwal, (Having PAN ADAPA9172G) son of Late Mahabir Prasad Agarwal residing at Flat No. 3A, Block- P, 'Sherwood Estate', 169, N.S.C Bose Road, P.O. Narendrapur, P.S :- Sonarpur, Kolkata- 700103, (all being the nominees of the Developer) as their lawful Attorneys (hereinbefore as also hereinafter, jointly and/or severally referred to as the "ATTORNEYS") to act, do and perform (either jointly or severally) the following acts, deeds, matters and things.

**KNOW YE ALL MEN BY THESE PRESENTS**, the Principals do hereby appoint and nominate the Attorneys as their TRUE AND LAWFUL ATTORNEY for themselves and on their behalf and in their name to do the following further acts, deeds and things relating to the Said Property (more fully described in the SCHEDULE hereunder written either JOINTLY OR SEVERALLY.

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 like Kolkata Metropolitan Development Authority ("KMDA"), the South 24 Parganas Zila Parishad, Gram Panchayat, Competent Authority for supply of Ground Water, West Bengal State Electricity Distribution Company Ltd(WBSEDCL) or any other Supply Agency, Administrative offices of the Government of West Bengal, 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, Kolkata Police, West Bengal Police, Land & Land Reform Department of the Govt. Of West Bengal etc., for obtaining the necessary certificates, sanctions, permissions, exemptions, no objection certificates orders etc., connected with the Said Property in respect of one or more of the following matters:



A handwritten signature in green ink, consisting of a single, fluid, cursive stroke that starts with a large loop and ends with a long, sweeping tail.

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- a) Re-classification, re-constitution and / re-union of the Said Property commensurate with the purposes for which the Development Agreement has been entered upon;
  - b) Demolition of any superstructure(s) on the Said Property;
  - c) Proposed constructions (s) of New Building (s);
  - d) Additions, revisions and alterations renewals, regularization to the proposed New Buildings.
  - e) Obtaining permanent or temporary service connections of water-supply, drainage, sewerage and electricity
2. To apply for and obtain sanction of the building plan in respect of the Said Property 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 and on behalf of the owners/principals for construction of the New Building on the Said Property.
  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 Said Property.
  5. To obtain delivery of the sanction plan from the KMC/Municipality/South 24 Parganas Zila Parishad or any other authority or authorities.
  6. to enter upon the Said Property 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 apply for and obtain necessary permissions, and/or approvals and/or sanctions from any statutory authority including the KMC/Municipality/Zila Parishad/ Gram Panchayat, Fire Services Department, Government of West Bengal, Kolkata Police,



*[Handwritten signature]*

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West Bengal Police, West Bengal Pollution Control Board / Environment Department, Airports Authority of India, Bharat Sanchar Nigam Ltd., and all other statutory authority or body.

8. To appear and represent the Principal before the necessary authorities including the KMC/Municipality/Zila Parishad/ Panchayat, Fire Services Department, Government of West Bengal, Kolkata Police, West Bengal Police, West Bengal Pollution Control Board / Environment Department, Airports Authority of India, Bharat Sanchar Nigam Ltd., and all other statutory authority or body in connection with the sanction, modification and/or alteration of plans.
9. 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 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.
10. To receive 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.
11. To apply for and obtain electricity, gas, water, sewerage, drainage, telephone or other connections of any other utility to the Said Property 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.
12. To pay all rates, taxes, charges, expenses and other outgoings whatsoever payable for and on account of the Said Property or any part thereof.



*[Handwritten signature]*

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13. To appear and represent us before all authorities including KMC for fixation and/or finalization of the annual valuation of the Said Property and for that purpose to sign, execute and submit necessary papers and documents and to do all acts, deeds and things as the Attorneys may deem fit and proper.
14. The Developer shall have the right and authorities to arrange for financing of the project (project finance) from any Banks and/or Financial Institutions for construction and completion of the project upon such terms and conditions as may be applicable. Such finance may be secured by mortgaging the said project land in favour of any bank / financial institution by deposit of original title deeds of the said project land by way of Equitable Mortgage and/or by executing Simple Mortgage and/or by creating English mortgage. Further, the developer shall create charge in respect of its share of revenue or allocation in the project without creating any charge/ liability in respect of Owner's share of revenue or owner's share of revenue or Owner's allocation in the project. Further, the Developer may execute any document or documents in furtherance of the above objective, including executing letter evidencing deposit of title deeds, confirmation of deposited title deeds, deliver the title deeds and to receive back the title deeds, etc.
15. To insure the New Buildings and fittings and fixtures against damages, fire, tempest, riots, civil commotion, floods, earthquakes, bomb blasts, malicious damage or destruction and against other risks as the Developer may think sufficient to protect the interest of all concerned therein.
16. To collect advance / payment from the intending purchaser against sale/lease of the proposed constructed areas in the proposed New Buildings and distribute the same in the manner as follows
  - a. The Developer shall also be exclusively entitled to and shall have exclusive right to transfer or dispose of the Units forming part of the Owners Share in such manner and on such terms and conditions as Developer may deem fit and proper and be exclusively entitled to receive and realize the entire proceeds thereof with the sole obligation to pay to the Owners the Sale Proceeds arising out of the transfer or otherwise of the Units in their



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respective Shares in the Project in the manner agreed in the Development Agreement.

- b. Sale Proceeds shall be received in the name of the Developer and deposited in a separate bank account to be opened with any Schedule bank (**Sale Proceeds Bank Account**). Suitable standing instructions shall be given to the bank for disbursement of all the proceeds deposited in the Sale Proceeds Bank Account to the Owners and the Developer. For the purpose of above, all the Owners shall collectively open one account which will be identified as the 'Owners Sale Proceed Bank Account' and proportionate share of the Owners sale proceeds would be credited to the said 'Owners Sale Proceed Bank Account'.
17. To ask for, receive and recover from all the Purchasers/Lessees and Transferees of Flats/Units/Row Houses GST for maintenance and all the other charges and also on non-payment thereof to enter upon and restrain and/or take legal steps for the recovery thereof.
18. 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 on the Said Property 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.
19. To Deposit and withdraw fees, documents and moneys in and from any Court or Courts and /or any other person or Authority and give valid receipts and discharges therefor.
20. 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.
21. To file appeals, references, revisions and appear and represent before the competent authorities in respect of any matter relating to the Said Property;



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22. 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 (Regulation of Promotion of Construction And Transfer by Promoters) Act, 1995 and the Urban Land (Ceiling & Regulation) Act, 1976 for all and any licenses, registrations, permissions and consents required by any act order statutory instruments regulations by laws or otherwise in connection with the Said Property in pursuance of the Map/Plan to be sanctioned and make payment of all charges and fees therefore and recovery of compensation, if any.
23. For all or any of the purposes hereinbefore stated to appear and represent us before all authorities having jurisdiction and to sign, execute and submit papers and documents.
24. To sign, execute and register and to appear before the sub registrar to register any Agreement (s) or documents.
25. To present such agreement or conveyances for registration before the registering authority and admit execution thereof as if the same is executed by the Principals.
26. To delegate such of the powers as the Attorneys in their absolute discretion shall think fit and proper to any of its officers and upon such delegation this power of attorney shall be deemed to have been granted by the Principals in favour of the said delegate or delegates as the case may be.

**AND GENERALLY** to do all acts, deeds and things, which are necessary for developing the Said Property 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 **ATTORNEYS** shall do, execute or perform or cause to be done executed or performed in connection with the development of the Said Property in terms of the Development Agreement.

AND this Power of Attorney is revocable in nature.



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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 Development Agreement.

**THE SCHEDULE ABOVE REFERRED TO**  
**[SAID PROPERTY]**

ALL THAT the pieces and parcel of land containing an area of 2381 decimal equivalent of 72.15 BIGHAS be the same a little more or less situate lying at various R.S and L.R Dags of Mouza Amtala (J.L.No 73 ) Pargana Azimabad, Touzi No. 395, R.S No.14, A.D.S.R Bishnupur, Police Station Bishnupur, under Bishnupur-2 Panchayat in the District of South 24 Parganas

SL. NO	R.S. DAG No.	L.R.DAG NO.	TOTAL AREA AS PER RS/LR (DECIMAL)	AREA ALREADY ACQUIRED	AREA TO BE ACQUIRED FURTHER	MUTATED (IN DECIMEL)	LAND PROVIDED BY OWNER
1	978	1831	102	100.5	0	100	100
2	981	1837	12	12	0	12	12
3	985	1836	56	56	0	56	56
4	979	1832	113	113	0	113	113
5	982	1839	9	9	0	9	9
6	983	1840	90	42	0	42	10
7	846	1846	66	66	0	58	15
8	968	1950	20	20	0	20	20
9	970	1952	22	22	0	22	22
10	953	1979	33	33	0	14	33
11	958	1943	83	0	83	0	83
12	954	1980	37	0	37	0	37
13	959	1944	93	46.5	46.5	46.5	93
14	843	1847	72	72	0	72	72
15	842	1851	12	12	0	12	12
16	841	1852	17	17	0	17	17
17	840	1850	48	33	15	48	48
18	835	1855	17	0	17	0	17
19	838	1849	30	0	30	30	30
20	839	1848	14	14	0	14	14
21	734	1746	61	8.5	52.5	8.5	61
22	740	1801	145	66	66	66	66



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23	788	1799	57	15	0	7	15
24	787	1803	19	19	0	18	19
25	965	1939	130	130	0	130	54
26	963	1939/21 73	19	19	0	19	15
27	962	1946	27	27	0	27	14
28	960	1945	96	96	0	96	29
29	964	1940	1	1	0	1	1
30	738	1751	70	35	35	35	70
31	739	1800	141	141	0	141	141
32	790	1797	38	0	38	0	38
33	789	1798	19	0	19	0	19
34	833	1857	183	66	117	0	183
35	836	1954	49	39	10	0	49
36	837	1853	48	14	34	0	48
37	854	1922	39	0	39	0	39
38	853	1928	37	0	37	0	37
39	851	1929	17	0	17	0	17
40	852	1930	18	0	18	0	18
41	850	1931	37	0	37	0	37
42	848	1932	47	0	47	0	47
43	849	1933	26	0	26	0	26
44	847	1938	115	0	115	0	115
45	956	1942	2	0	2	0	2
46	957	1943	2	0	2	0	2
47	976	1958	37	22	15	0	37
48	971	1953	10	0	10	0	10
49	972	1954	10	0	10	0	10
50	973	1955	11	0	11	0	11
51	100 5	1975	110	58	52	0	110
52	100 6	1976	61	0	61	0	61
53	977	1959	32	32	0	32	32
54	975	1957	9	9	0	9	9
55	974	1956	11	11	0	11	11
56	969	1951	22	22	0	22	22
57	967	1949	21	21	0	21	21
58	966	1948	50	50	0	50	50
59	980	1838	15	15	0	15	15
60	114 7	1947	7	7	0	7	7
<b>TOTAL</b>		<b>DECIMA</b>	<b>2795</b>	<b>1591.5</b>	<b>1099</b>	<b>1401</b>	<b>2381</b>



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	BIGHA	84.70	48.23	33.30	42.45	72.15

IN WITNESS WHEREOF, THE PRINCIPALS HAVE THIS DAY EXECUTED THIS DEVELOPMENT POWER OF ATTORNEY AT KOLKATA ON THE DATE, MONTH AND YEAR FIRST ABOVE MENTIONED ALONGWITH ITS COMMON SEAL

SIGNED, SEALED AND DELIVERED by the  
PRINCIPALS at Kolkata

in the presence of :

1. *Swamy Jayaram*  
Elgin Road  
Kolkata - 20.

2. *for dr.*  
A. Lipon police station  
422

DECORATIVE STONE (INDIA) PVT. LTD.

1

*Parandeep Singh*  
Director

DECORATIVE STONE (INDIA) PVT. LTD.

2

*Samir Singh*  
Director

AUTHORISED SIGNATORY

DRAFTED BY ME

*for dr.*

ADVOCATE *A. Lipon police station*  
ENROLMENT NO.: *422*

WB-613/2001



District Sub-Registrar-IV  
Alipore, South 24-Pgs.

26 FEB 2019

**SPECIMEN FORM FOR TEN FINGER PRINTS**

					
	Little	Ring	Middle	Fore	Thumb
	(Left Hand)				
					
	Thumb	Fore	Middle	Ring	Little
(Right Hand)					

Name..... PAWANDEEP SINGH SONI .....

Signature..... *Pawan Singh Soni* .....

					
	Little	Ring	Middle	Fore	Thumb
	(Left Hand)				
					
	Thumb	Fore	Middle	Ring	Little
(Right Hand)					

Name..... DAMNEET SINGH SONI .....

Signature..... *Damneet Singh Soni* .....

					
	Little	Ring	Middle	Fore	Thumb
	(Left Hand)				
					
	Thumb	Fore	Middle	Ring	Little
(Right Hand)					

Name..... Ram Naresh Agawal .....

Signature..... *Ram Naresh Agawal* .....



District Sub-Registrar-IV  
Alipore, South 24-Pgs.

26 FEB 2019

**SPECIMEN FORM FOR TEN FINGER PRINTS**

					
	Little	Ring	Middle	Fore	Thumb
	(Left Hand)				
					
Thumb	Fore	Middle	Ring	Little	
(Right Hand)					

Name..... Vimal Goel .....

Signature.....  .....

					
	Little	Ring	Middle	Fore	Thumb
	(Left Hand)				
					
Thumb	Fore	Middle	Ring	Little	
(Right Hand)					

Name..... Vinod Kumar Agarwal .....

Signature.....  .....

					
	Little	Ring	Middle	Fore	Thumb
	(Left Hand)				
					
Thumb	Fore	Middle	Ring	Little	
(Right Hand)					

Name..... S.N.M.K. Anand .....

Signature.....  .....



  
District Sub-Registrar-IV  
Alipore, South 24-Parganas, West Bengal  
29 FEB 2019



PERMANENT ACCOUNT NUMBER  
AAACD9630J

COMPANY NAME  
DECORATIVE STONE INDIA PVT LTD

DATE OF INCORPORATION  
02-08-1993

*B. S. Das*  
COMMISSIONER OF INCOME-TAX, W.B. - XI



आयकर विभाग

INCOME TAX DEPARTMENT

DAMNEET SINGH SONI

TAJINDER SINGH

17/01/1979

Permanent Account Number

AKLPS7076D

  
Signature



भारत सरकार

GOVT. OF INDIA





For more details visit to Govt. Website: [www.etrans.in](http://www.etrans.in)  
Income Tax PAN Services Ltd, UTHISEL  
Plot No. A, Sector-11, CID Colony,  
Salt Market-400 614  
For more details visit to Govt. Website:  
[www.etrans.in](http://www.etrans.in), UTHISEL  
Plot No. A, Sector-11, CID Colony,  
Salt Market-400 614

आयकर विभाग

INCOMETAX DEPARTMENT

PAWANDEEP SINGH SONI

AMARJIT SINGH SONI

08/09/1973

Permanent Account Number

AKLPS3233J

  
Signature



भारत सरकार

GOVT. OF INDIA





In case this card is lost / found, it shall be void / return to  
Account Tax PAN Services Unit, UTT191  
Plot No. 3, Sector 13, CBD Belapur,  
Navi Mumbai - 400 614.  
एन सी यू टि एन एस सर्विस युनिट अरु, अलुटा  
प्लॉट नं. ३, सेक्टर १३, ए सी डी बेलपुर,  
नवी मुंबई - ४०० ६१४

आयकर विभाग  
INCOME TAX DEPARTMENT



भारत सरकार  
GOVT OF INDIA

SRIJAN REALTY PRIVATE LIMITED



19/03/1966

Permanent Account Number

AAHCS6112K

16003311

For SRIJAN REALTY PRIVATE LIMITED

*Ranjan Agny*

Director / Authorised Signatory





सित्तवा विभाग  
INCOME TAX DEPARTMENT  
RAN NARESH AGARWAL  
RAN KISHORE AGARWAL  
03/05/1967  
Permanent Account Number  
ACYPA1903G

भारत सरकार  
GOVT. OF INDIA



8160123

Signature

Ran Nare Agarwal




**भारत सरकार**  
**GOVERNMENT OF INDIA**



**राम नरेश अग्रवाल**  
**Ram Nareish Agarwal**  
**पिता : नन्द किशोर अग्रवाल**  
**Father : NAND KISHORE AGARWAL**  
**जन्म वर्ष / Year of Birth : 1947**  
**पुरुष / Male**



5948 8963 0890

आधार - साधारण मानुषेअ अधिकार

Ram Nareish Agarwal


**भारतीय विश्वविद्यालय प्राधिकरण**  
**UNIQUE IDENTIFICATION AUTHORITY OF INDIA**

**पता:**  
**एच नं. १५ १००, ५ पी. नुकरजी रोड**  
**कैलाश, कोलकाता,**  
**वेस्टबंगल, पश्चिमबंग, ७०००२६**

**Address:**  
**F NO 15 135G, 5 P,**  
**NUKHERJEE ROAD,**  
**KALIGHAT, Kallighat S.O,**  
**Kalighat, Kolkata, West**  
**Bengal, 700026**

  
1800 111 991

  
uidai@uidai.gov.in

  
uidai.gov.in

  
UIDAI QR Code



आयकर विभाग  
INCOME TAX DEPARTMENT



भारत सरकार  
GOVT OF INDIA

VINOD KUMAR AGARWAL

NAND KISHOR AGARWAL

26/06/1969

Permanent Account Number

ACRPA8096M

*VK Agarwal*  
Signature



*VK Agarwal*




**भारत सरकार**  
**GOVERNMENT OF INDIA**



**विनोद कुमार अग्रवाल**  
**Vinod Kumar Agarwal**  
**পিতা : মন্দ কিশোর অগ্রওয়াল**  
**Father : MAND KISHOR AGARWAL**  
**৯৬ বছ / Year of Birth : 1929**  
**পুরুষ / Male**



6503 0696 9593

---

আধার - সাধারণ মানুষের অধিকার

*V.K.A.*


**ভারতীয় বিশিষ্ট পরিচয় প্রাধিকরণ**  
**INDIAN IDENTIFICATION AUTHORITY OF INDIA**

**ঠিকানা:**  
**এন এ ১১৫ গি, ১৯ বি মুখার্জী**  
**রোড, কলিকাতা, কলিকাতা,**  
**কেন্দ্রকার, বঙ্গবন্ধু, ৭০০০২৬**

**Address:**  
**F NO A 135 G, SP**  
**MUKHERJEE ROAD,**  
**KALIGHAT, Kalighat S.O,**  
**Kalighat, Kolkata, West**  
**Bengal, 700026**

---

 181  
1800 121 1217

 help@uidai.gov.in

 www.uidai.gov.in

 P.O. Box no.1917  
Bengaluru-560 007

*V.K.A.*





**गोपनीयता**  
 विदेशों में इसे एक भारतीय दस्तावेज़ की तरह ही समझें। इसे (Passport) भारतीय विदेश  
 सेवा में अलग-अलग रखें।

**संरक्षण**  
 यह पासपोर्ट सदा सुरक्षित रखें। इस पासपोर्ट से होने वाले किसी भारतीय अधिकारी  
 से इसके साथ कोई भी अनैतिक व्यवहार न करें। किसी भारतीय अधिकारी को यह भी नहीं  
 कि अलग-अलग सुरक्षित किया जाए।

यह पासपोर्ट एक ही व्यक्ति को ही देना ही होता है। यह पासपोर्ट सदा ही अपने ही  
 अधिकारी के पास ही रखें। इससे किसी भी अन्य व्यक्ति को यह पासपोर्ट का उपयोग  
 नहीं करनी चाहिए।

पासपोर्ट नुकसान होने, खोने से होने अथवा एक ही व्यक्ति को अलग-अलग सुरक्षा पत्रों में जाने  
 के कारण पासपोर्ट अधिकारी को अलग-अलग सुरक्षा पत्रों के माध्यम से ही ही विदेशों में जाने  
 के लिए/संभल और अपनी सुरक्षा को सुरक्षित रखनी चाहिए। किसी सुरक्षा से होने से  
 दुर्भाग्यपूर्ण होने से ही होना चाहिए।

**REGISTRATION**  
 INDIAN CITIZEN RESIDENT ABROAD ARE ADVISED TO REGISTER  
 THEMSELVES AT THE NEAREST INDIAN MISSION/POST.

**CAUTION**  
 THIS PASSPORT IS THE PROPERTY OF THE GOVERNMENT OF  
 INDIA. ANY COMMUNICATION RECEIVED BY THE HOLDER FROM A  
 PASSPORT AUTHORITY REGARDING THIS PASSPORT, INCLUDING  
 DEMAND FOR ITS SURRENDER, SHOULD BE COMPLIED WITH  
 IMMEDIATELY.

THIS PASSPORT SHOULD NOT BE SENT OUT OF ANY COUNTRY BY  
 POST. THIS SHOULD BE IN THE CUSTODY EITHER OF THE HOLDER  
 OR OF A PERSON AUTHORIZED BY THE HOLDER. IT MUST NOT BE  
 ALTERED OR MUTILATED IN ANY WAY.

LOSS, THEFT OR DESTRUCTION OF THIS PASSPORT SHOULD BE  
 IMMEDIATELY REPORTED TO THE NEAREST PASSPORT AUTHORITY  
 IN INDIA OR IF THE HOLDER IS ABROAD, TO THE NEAREST INDIAN  
 MISSION/POST AND TO THE LOCAL POLICE. ONLY AFTER EXHAUSTIVE  
 ENQUIRIES SHALL A DUPLICATE PASSPORT BE ISSUED.

**गोपनीयता**

श्री १ अंकक अधिकाधिक रूप / Name of Father / Legal Guardian  
**BARBAR LAL GOEL**

श्री २ अंकक अधिकाधिक रूप / Name of Mother  
**SARLA DEVI GOEL**

श्री ३ अंकक अधिकाधिक रूप / Name of Spouse  
**RAJSHREE GOEL**

श्री ४ अंकक अधिकाधिक रूप / Address  
**17 SHYAMA PRASAD MUKHERJEE  
 ROAD KOLKATA 700025  
 WEST BENGAL  
 887449880 01/06/2000 KOLKATA  
 CAL802769109 - OLD PPT CANCELLED AND RETURNED**

For Regional Passport Officer  
**श्री १ अंकक अधिकाधिक रूप / Name of Officer**  
**श्री २ अंकक अधिकाधिक रूप / Name of Officer**  
**श्री ३ अंकक अधिकाधिक रूप / Name of Officer**  
**श्री ४ अंकक अधिकाधिक रूप / Name of Officer**



श्री १ अंकक अधिकाधिक रूप / Name of Officer  
 श्री २ अंकक अधिकाधिक रूप / Name of Officer  
 श्री ३ अंकक अधिकाधिक रूप / Name of Officer  
 श्री ४ अंकक अधिकाधिक रूप / Name of Officer



श्री १ अंकक अधिकाधिक रूप / Name of Officer  
 श्री २ अंकक अधिकाधिक रूप / Name of Officer  
 श्री ३ अंकक अधिकाधिक रूप / Name of Officer  
 श्री ४ अंकक अधिकाधिक रूप / Name of Officer

**श्री १ अंकक अधिकाधिक रूप / Name of Officer**



**श्री १ अंकक अधिकाधिक रूप / Name of Officer**  
**श्री २ अंकक अधिकाधिक रूप / Name of Officer**  
**श्री ३ अंकक अधिकाधिक रूप / Name of Officer**  
**श्री ४ अंकक अधिकाधिक रूप / Name of Officer**

**श्री १ अंकक अधिकाधिक रूप / Name of Officer**  
**श्री २ अंकक अधिकाधिक रूप / Name of Officer**  
**श्री ३ अंकक अधिकाधिक रूप / Name of Officer**  
**श्री ४ अंकक अधिकाधिक रूप / Name of Officer**

**श्री १ अंकक अधिकाधिक रूप / Name of Officer**  
**श्री २ अंकक अधिकाधिक रूप / Name of Officer**  
**श्री ३ अंकक अधिकाधिक रूप / Name of Officer**  
**श्री ४ अंकक अधिकाधिक रूप / Name of Officer**

**श्री १ अंकक अधिकाधिक रूप / Name of Officer**  
**श्री २ अंकक अधिकाधिक रूप / Name of Officer**  
**श्री ३ अंकक अधिकाधिक रूप / Name of Officer**  
**श्री ४ अंकक अधिकाधिक रूप / Name of Officer**

श्री १ अंकक अधिकाधिक रूप / Name of Officer  
 श्री २ अंकक अधिकाधिक रूप / Name of Officer  
 श्री ३ अंकक अधिकाधिक रूप / Name of Officer  
 श्री ४ अंकक अधिकाधिक रूप / Name of Officer

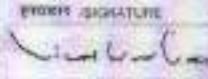


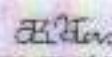
PERMANENT ACCOUNT NUMBER  
**AFKPG0754J**

PAN CARD  
**VIMAL KUMAR GOEL**

NAME OF FATHER'S NAME  
**BANWARI LAL GOEL**

DATE OF BIRTH  
**04-10-1952**

SIGNATURE  


  
 COMMISSIONER OF INCOME TAX, W.B. II

*Handwritten scribble in blue ink, possibly a signature or initials.*

इस कार्ड के सहित / With this card, please send the  
 सभी आवश्यक दस्तावेज / सभी आवश्यक दस्तावेज  
 (संलग्न) (संलग्न) (संलग्न) (संलग्न) (संलग्न)  
 को  
 श्री/श्रीमती  
 आयुक्त - 900 000  
 In case this card is lost/used, kindly inform us to  
 the issuing authority  
 Joint Commissioner of Income Tax (Systems & Technical),  
 P-3,  
 Chowringhee Square,  
 Calcutta-700 000.



आयकर विभाग  
INCOME TAX DEPARTMENT



भारत सरकार  
GOVT OF INDIA



स्थायी लेखा संख्या कार्ड  
Permanent Account Number Card

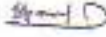
ADAPA9172G



नाम / Name  
SUNIL AGARWAL

पिता का नाम / Father's Name  
MAHABIR PRASAD AGARWAL

जन्म की तारीख / Date of Birth  
06/06/1969

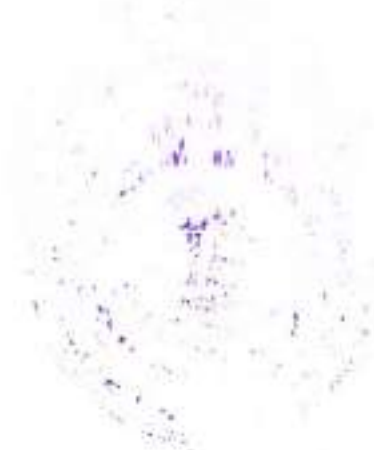


हस्ताक्षर / Signature



23100017

S. Agarwal






**भारतीय विशिष्ट पहचान प्राधिकरण**  
**INDIAN IDENTIFICATION AUTHORITY OF INDIA**

**पता**  
 SAC, 304 Mohan Prasad Agarwal  
 अशोकनगर, अशोक बाजार  
 ब्लॉक-2, पंचायत, नरेंद्रपुर  
 पोस्ट-1094 शेरवुड एस्टेट की रोड  
 टिंक, जो, राम कृष्ण मिशन  
 मिशन, नरेंद्रपुर,  
 हायडरा, साउथ 24 पारणा,  
 वेस्ट बंगाल - 700103

**Address**  
 SAC, 304 Mohan Prasad Agarwal,  
 BLOCK-2, FLAT-3-A, LODGE-1  
 SHERWOOD ESTATE, 1094 N.S.C  
 ROSE ROAD, DIST. RAM KRISHNA  
 MISSION, NARENDRAPUR,  
 Hyderabad, South 24 Parganas,  
 West Bengal - 700103



 1547  
 1800 300 1547

 help@votai.gov.in

 www.votai.gov.in

 P.O. Goa No. 1547  
 Bangalore-560 061


**भारत सरकार**  
**GOVERNMENT OF INDIA**


**सुनील अग्रवाल**  
 Sunil Agarwal  
 जन्म तिथि/DOB: 06/06/1969  
 लिंग / GENDER: MALE



**7405 3832 3436**

**आधार - आम आदमी का अधिकार**

*Sunil Agarwal*









Government of West Bengal  
Directorate of Registration & Stamp Revenue

e-Assessment Slip

Query No / Year	1604-1000043736/2019	Office where deed will be registered
Query Date	15/02/2019 12:00:38 PM	D.S.R. - IV SOUTH 24-PARGANAS, District South 24-Parganas
Applicant Name, Address & Other Details	BAPI DAS ALIPORE, Thana : Alipore, District : South 24-Parganas, WEST BENGAL, PIN - 700027, Mobile No. : 9836980696, Status : Advocate	
Transaction	Additional Transaction	
[0138] Sale, Development Power of Attorney after Registered Development Agreement		
Set Forth value	Market Value	
Rs. 1/-	Rs. 86,43,03,000/-	
Total Stamp Duty Payable(SD)	Total Registration Fee Payable	
Rs. 50/- (Article:48(g))	Rs. 39/- (Article:E, M(b), H)	
Mutation Fee Payable	Expected date of Presentation of Deed	Amount of Stamp Duty to be Paid by Non Judicial Stamp
		Rs. 50/-
Remarks	Development Power of Attorney after Registered Development Agreement of [Deed No/Year]:- 160406539/2018	

Land Details :

District: South 24-Parganas, P.S.- Bishnupur, Gram Panchayat: CHANDI, Mouza: Amtala Pin Code : 700104

Sch No	Plot Number	Khatian Number	Land Use Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	LR-1831	LR-923	Bastu	Shali	2381 Dec	1/-	86,43,03,000/-	Width of Approach Road: 28 Ft., Adjacent to Metal Road,
Grand Total :					2381Dec	1 /-	8643,03,000 /-	

Principal Details :

SI No	Name & address	Status	Execution Admission Details :
1	DECORATIVE STONE INDIA PVT LTD 14 BENTICK ST, P.O:- BENTINCK ST, P.S:- Burrobazar, District:-Kolkata, West Bengal, India, PIN - 700001 . PAN No.: AAACD9630J, Status :Organization, Executed by: Representative	Organization	Executed by: Representative





**Attorney Details :**

Sl No	Name & address	Status	Execution Admission Details :
1	SRIJAN REALTY PVT LTD 36/1A ELGIN RD, P.O:- ELGIN RD, P.S:- Bhawanipore, Kolkata, District:-South 24-Parganas, West Bengal, India, PIN - 700020 , PAN No.:: AAHCS6112K, Status :Organization, Not Executed	Organization	Not Executed

**Representative Details :**

Sl No	Name & Address	Representative of
1	Mr PAWANDEEP SINGH SONI Son of Late AMARJEET SINGH SONI14 BENTINCK ST, P.O:- BENTINCK ST, P.S:- Burrobazar, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700001 Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: India, , PAN No.:: AKLPS3233J	DECORATIVE STONE INDIA PVT LTD (as DIRECTOR)
2	Mr DAMNEET SINGH SONI (Presentant ) Son of Mr TEJINDER SINGH14 BENTINCK ST, P.O:- BENTINCK ST, P.S:- Burrobazar, District:-Kolkata, West Bengal, India, PIN - 700001 Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: India, , PAN No.:: AKLPS7076D	DECORATIVE STONE INDIA PVT LTD (as DIRECTOR)
3	Mr RAM NARESH AGARWAL Son of Late N K AGARWAL36/1A ELGIN RD, P.O:- ELGIN RD, P.S:- Bhawanipore, Kolkata, District:-South 24-Parganas, West Bengal, India, PIN - 700020 Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: India, , PAN No.:: ACYPA1903G	SRIJAN REALTY PVT LTD (as REPRESENTATIVE)
4	Mr VINOD KUMAR AGARWAL Son of Late N K AGARWAL36/1A ELGIN RD, P.O:- ELGIN RD, P.S:- Bhawanipore, Kolkata, District:-South 24-Parganas, West Bengal, India, PIN - 700026 Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: India, , PAN No.:: AAHCS6112K	SRIJAN REALTY PVT LTD (as DIRECTOR)
5	Mr SUNIL KUMAR AGARWAL Son of Late MAHABIR PRASAD AGARWAL36/1A ELGIN RD, P.O:- ELGIN RD, P.S:- Bhawanipore, Kolkata, District:-South 24-Parganas, West Bengal, India, PIN - 700026 Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: India, , PAN No.:: AAACD9630J	SRIJAN REALTY PVT LTD (as DIRECTOR)
6	Mr VIMAL GOEL Son of Late BANWARILAL GOEL17 S P MUKHERJEE RD, P.O:- BHOWANIPUR, P.S:- Bhawanipore, Kolkata, District:-South 24-Parganas, West Bengal, India, PIN - 700025 Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: India, , PAN No.:: AFKPG0754J	SRIJAN REALTY PVT LTD (as REPRESENTATIVE)

**Identifier Details :**

Name & address
Mr BAPI DAS Son of Late S DAS ALIPORE POLICE COURT, P.O:- ALIPORE, P.S:- Alipore, Kolkata, District:-South 24-Parganas, West Bengal, India, PIN - 700027, Sex: Male, By Caste: Hindu, Occupation: Advocate, Citizen of: India, , Identifier Of Mr PAWANDEEP SINGH SONI, Mr DAMNEET SINGH SONI, ,





Transfer of property for L1		
Sl.No	From	To. with area (Name-Area)
1	DECORATIVE STONE INDIA PVT LTD	SRIJAN REALTY PVT LTD-2381 Dec

## Land Details as per Land Record

District: South 24-Parganas, P.S:- Bishnupur, Gram Panchayat: CHANDI, Mouza: Amtala Pin Code : 700104

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 1831, LR Khatian No:- 923	Owner:ডেকরেটিভ ষ্টোন ইন্ডিয়া গ্রাম, Gurdian:পিঃ আদ্য জ্যোতি বি, Address:41 নেতাজি সুভাষ রোড , কলি-1 , Classification:শালি, Area:1.02000000 Acre,	DECORATIVE STONE INDIA PVT LTD

### Note:

1. If the given information are found incorrect, then the assessment made stands invalid.
2. Query is valid for 30 days (i.e. upto 17/03/2019) for e-Payment. Assessed market value & Query is valid for 44 days (i.e. upto 31/03/2019) for registration.
3. Standard User charge of Rs. 240/- (Rupees Two hundred forty) only includes all taxes per document upto 17 (seventeen) pages and Rs 7/- (Rupees seven) only for each additional page will be applicable.
4. e-Payment of Stamp Duty and Registration Fees can be made if Stamp Duty or Registration Fees payable is more than Rs. 5000/-.
5. e-Payment is compulsory if Stamp Duty payable is more than Rs. 10,000/- or Registration Fees payable is more than 5,000/- or both w.e.f 2nd May 2017.
6. Web-based e-Assessment report is provisional one and subjected to final verification by the concerned Registering Officer.
7. Quoting of PAN of Seller and Buyer is a must when the market value of the property exceeds Rs. 10 lac (Income Tax Act, 1961). If the party concerned does not have a PAN, he/she has to submit a declaration in form no. 60 together with all particulars as required
8. Rs 50/- (Rupees fifty) only will be charged from the Applicant for issuing of this e-Assessment Slip if the property under transaction situates in Municipality/Municipal Corporation/Notified Area.
9. Mutation fees are also collected if stamp duty and registration fees are paid electronically i.e. through GRIPS. If those are not paid through GRIPS then mutation fee are required to be paid at the concerned BLLRO office.



Query No: 1604-1-000043736 of 2019, Printed  
On : Feb 26 2019 12:07PM, Generated from  
Registration office



### Major Information of the Deed

Deed No :	I-1604-01147/2019	Date of Registration	26/02/2019
Query No / Year	1604-1000043736/2019	Office where deed is registered	
Query Date	15/02/2019 12:00:38 PM	D.S.R. - IV SOUTH 24-PARGANAS, District:	South 24-Parganas
Applicant Name, Address & Other Details	BAPI DAS ALIPORE, Thana : Allpore, District : South 24-Parganas, WEST BENGAL, PIN - 700027, Mobile No. : 9836980696, Status : Advocate		
Transaction	[0138] Sale, Development Power of Attorney after Registered Development Agreement		
Set Forth value	Rs. 1/-	Market Value	Rs. 86,43,03,000/-
Stampduty Paid(SD)	Rs. 50/- (Article:48(g))	Registration Fee Paid	Rs. 39/- (Article:E, M(b), H)
Remarks	Development Power of Attorney after Registered Development Agreement of [Deed No/Year]:- 160406539/2018		

#### Land Details :

District: South 24-Parganas, P.S:- Bishnupur, Gram Panchayat: CHANDI, Mouza: Amtala Pin Code : 700104

Sch No	Plot Number	Khatian Number	Land Use		Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
			Proposed	ROR				
L1	LR-1831	LR-923	Bastu	Shali	2381 Dec	1/-	86,43,03,000/-	Width of Approach Road: 28 Ft., Adjacent to Metal Road,
<b>Grand Total :</b>					<b>2381Dec</b>	<b>1 /-</b>	<b>8643,03,000 /-</b>	

#### Principal Details :

Sl No	Name, Address, Photo, Finger print and Signature
1	<b>DECORATIVE STONE INDIA PVT LTD</b> 14 BENTICK ST, P.O:- BENTINCK ST, P.S:- Burrobazar, District:-Kolkata, West Bengal, India, PIN - 700001, PAN No.:: AAACD9630J, Status :Organization, Executed by: Representative, Executed by: Representative

#### Attorney Details :







Sl No	Name, Address, Photo, Finger print and Signature
1	<b>SRIJAN REALTY PVT LTD</b> 36/1A ELGIN RD, P.O:- ELGIN RD, P.S:- Bhawanipore, Kolkata, District:-South 24-Parganas, West Bengal, India, PIN - 700020 , PAN No.:: AAHCS6112K, Status :Organization, Status : Not Executed

Major Information of the Deed :- I-1604-01147/2019-26/02/2019





**Representative Details :**

Sl No	Name,Address,Photo,Finger print and Signature			
1	<p><b>Name</b></p> <p><b>Mr PAWANDEEP SINGH SONI</b>                      Son of Late AMARJEET SINGH SONI                      Date of Execution - 26/02/2019, , Admitted by: Self, Date of Admission: 26/02/2019, Place of Admission of Execution: Office</p>	<p><b>Photo</b></p>  <p>Feb 26 2019 11:58AM</p>	<p><b>Finger Print</b></p>  <p>LTI 26/02/2019</p>	<p><b>Signature</b></p>  <p>26/02/2019</p>
<p>14 BENTINCK ST, P.O:- BENTINCK ST, P.S:- Burrobazar, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700001, Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: India, , PAN No.:: AKLPS3233J Status : Representative, Representative of : DECORATIVE STONE INDIA PVT LTD (as DIRECTOR)</p>				
2	<p><b>Name</b></p> <p><b>Mr DAMNEET SINGH SONI (Presentant )</b>                      Son of Mr TEJINDER SINGH                      Date of Execution - 26/02/2019, , Admitted by: Self, Date of Admission: 26/02/2019, Place of Admission of Execution: Office</p>	<p><b>Photo</b></p>  <p>Feb 26 2019 11:05AM</p>	<p><b>Finger Print</b></p>  <p>LTI 26/02/2019</p>	<p><b>Signature</b></p>  <p>26/02/2019</p>
<p>14 BENTINCK ST, P.O:- BENTINCK ST, P.S:- Burrobazar, District:-Kolkata, West Bengal, India, PIN - 700001, Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: India, , PAN No.:: AKLPS7076D Status : Representative, Representative of : DECORATIVE STONE INDIA PVT LTD (as DIRECTOR)</p>				
3	<p><b>Mr RAM NARESH AGARWAL</b>                      Son of Late N K AGARWAL 36/1A ELGIN RD, P.O:- ELGIN RD, P.S:- Bhawanipore, Kolkata, District:-South 24-Parganas, West Bengal, India, PIN - 700020, Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: India, , PAN No.:: ACYPA1903G Status : Representative, Representative of : SRIJAN REALTY PVT LTD (as REPRESENTATIVE)</p>			
4	<p><b>Mr VINOD KUMAR AGARWAL</b>                      Son of Late N K AGARWAL 36/1A ELGIN RD, P.O:- ELGIN RD, P.S:- Bhawanipore, Kolkata, District:-South 24-Parganas, West Bengal, India, PIN - 700026, Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: India, , PAN No.:: AAHCS6112K Status : Representative, Representative of : SRIJAN REALTY PVT LTD (as DIRECTOR)</p>			
5	<p><b>Mr SUNIL KUMAR AGARWAL</b>                      Son of Late MAHABIR PRASAD AGARWAL 36/1A ELGIN RD, P.O:- ELGIN RD, P.S:- Bhawanipore, Kolkata, District:-South 24-Parganas, West Bengal, India, PIN - 700026, Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: India, , PAN No.:: AAACD9630J Status : Representative, Representative of : SRIJAN REALTY PVT LTD (as DIRECTOR)</p>			
6	<p><b>Mr VIMAL GOEL</b>                      Son of Late BANWARILAL GOEL 17 S P MUKHERJEE RD, P.O:- BHOWANIPUR, P.S:- Bhawanipore, Kolkata, District:-South 24-Parganas, West Bengal, India, PIN - 700025, Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: India, , PAN No.:: AFKPG0754J Status : Representative, Representative of : SRIJAN REALTY PVT LTD (as REPRESENTATIVE)</p>			

Major Information of the Deed :- I-1604-01147/2019-26/02/2019



**Identifier Details :**

Name	Photo	Finger Print	Signature
<b>Mr BAPI DAS</b> Son of Late S DAS ALIPORE POLICE COURT, P.O:- ALIPORE, P.S:- Alipore, Kolkata, District-> South 24-Parganas, West Bengal, India, PIN - 700027			
	26/02/2019	26/02/2019	26/02/2019

Identifier Of Mr PAWANDEEP SINGH SONI, Mr DAMNEET SINGH SONI, ..

**Transfer of property for L1**

Sl.No	From	To. with area (Name-Area)
1	DECORATIVE STONE INDIA PVT LTD	SRJAN REALTY PVT LTD-2381 Dec

**Land Details as per Land Record**

District: South 24-Parganas, P.S:- Bishnupur, Gram Panchayat: CHANDI, Mouza: Amtala Pin Code : 700104

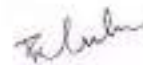
Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 1831, LR Khatian No:- 923	Owner:ডেকরেটিভ ষ্টোন ইন্ডিয়া প্রাঃ, Gurdian:শি: আনন্দ জ্যোতি বি, Address:41 নেতাজি সুভাষ রোড , কলি-1 , Classification:শালি, Area:1.02000000 Acre,	DECORATIVE STONE INDIA.PVT LTD

**Endorsement For Deed Number : I - 160401147 / 2019**

On 15-02-2019

**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 86,43,03,000/-



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

On 26-02-2019

**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.

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

Presented for registration at 11:55 hrs on 26-02-2019, at the Office of the D.S.R. - IV SOUTH 24-PARGANAS by Mr DAMNEET SINGH SONI ..

Major Information of the Deed :- I-1604-01147/2019-26/02/2019



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

Execution is admitted on 26-02-2019 by Mr PAWANDEEP SINGH SONI, DIRECTOR, DECORATIVE STONE INDIA PVT LTD, 14 BENTICK ST, P.O:- BENTINCK ST, P.S:- Burrobazar, District-Kolkata, West Bengal, India, PIN - 700001

Indetified by Mr BAPI DAS, , Son of Late S DAS, ALIPORE POLICE COURT, P.O: ALIPORE, Thana: Alipore, , City/Town: KOLKATA, South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Hindu, by profession Advocate

Execution is admitted on 26-02-2019 by Mr DAMNEET SINGH SONI, DIRECTOR, DECORATIVE STONE INDIA PVT LTD, 14 BENTICK ST, P.O:- BENTINCK ST, P.S:- Burrobazar, District-Kolkata, West Bengal, India, PIN - 700001

Indetified by Mr BAPI DAS, , Son of Late S DAS, ALIPORE POLICE COURT, P.O: ALIPORE, Thana: Alipore, , City/Town: KOLKATA, South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Hindu, by profession Advocate

**Payment of Fees**

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

**Payment of Stamp Duty**

Certified that required Stamp Duty payable for this document is Rs. 50/- and Stamp Duty paid by Stamp Rs 50/-  
Description of Stamp

1. Stamp: Type: Impressed, Serial no 84585, Amount: Rs.50/-, Date of Purchase: 12/12/2018, Vendor name: Jaydeep Chatterjee



**Pradipta Kishore Guha**  
**DISTRICT SUB-REGISTRAR**  
**OFFICE OF THE D.S.R. - IV SOUTH 24-**  
**PARGANAS**  
**South 24-Parganas, West Bengal**

Major Information of the Deed :- I-1604-01147/2019-26/02/2019





Government of West Bengal

Office of the D.S.R. - IV SOUTH 24-PARGANAS, District: South 24-Parganas

W.B. FORM NO. 1504

Query No / Year	16041000043736/2019	Serial No/Year	1604001298/2019
Transaction id	0000398175	Date of Receipt	26/02/2019 12:14PM
Deed No / Year	I - 160401147 / 2019		
Presentant Name	Mr DAMNEET SINGH SONI		
Principal	DECORATIVE STONE INDIA PVT LTD		
Attorney	SRIJAN REALTY PVT LTD		
Transaction	[0138] Sale, Development Power of Attorney after Registered Development Agreement		
Additional Transaction			
Total Setforth Value	Rs. 1/-	Market Value	Rs. 86,43,03,000/-
Stamp Duty Paid	Rs. 50/-	Stamp Duty Articles	48(g)
Registration Fees Paid	Rs. 39/-	Fees Articles	E, H, M(b)
Standard User Charge	303/-	Requisition Form Fee	0/-
Remarks	Development Power of Attorney after Registered Development Agreement of [Deed No/Year]- 160406539/2018		

Stamp Duty Paid (Break up as below)

By Stamp					
Stamp Type	Treasury or Vendor	Treasury or Vendor Name	Stamp Serial No	Purchase Date	Amount in Rs.
Impressed	Vendor	Jaydeep Chatterjee	84585	12/12/2018	50/-

Registration Fees Paid (Break up as below)

By Cash	Amount in Rs.
Amount Paid	39/-

Other Fees Paid (Break up as below)

By Cash	Amount in Rs.
Standard User Charge	303/-

Query No:-10041000481292019, 26/02/2019 11:53:37 AM SOUTH 24-PARGANAS (D.S.R. - IV)

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



**\*Total Amount Received by Cash Rs. 342/-**

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(Pradipta Kishore Guha)  
DISTRICT SUB-  
REGISTRAR  
OFFICE OF THE D.S.R. -  
IV SOUTH 24-PARGANAS  
South 24-Parganas, West  
Bengal



Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1604-2019, Page from 32609 to 32640  
being No 160401147 for the year 2019.



*Pradipta*

Digitally signed by PRADIPTA KISHORE  
GUHA  
Date: 2019.02.26 15:51:43 +05:30  
Reason: Digital Signing of Deed.

(Pradipta Kishore Guha) 26/02/2019 15:51:28  
DISTRICT SUB-REGISTRAR  
OFFICE OF THE D.S.R. - IV SOUTH 24-PARGANAS  
West Bengal.



(This document is digitally signed.)

