

9726/19

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পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

AC 677632

Certified that the docu.  
admitted to registration. The  
Signature Sheet and endorsement  
Sheet which are attached in this  
document are the part of this  
document

A.D.S.R., Howrah.

11.8 NOV

**DEVELOPMENT POWER OF ATTORNEY**

BE IT KNOWN TO ALL TO WHOM IT MAY CONCERN I, SRI  
TULSI DAS CHATTOPADHYAY alias TULSI DAS CHATTERJEE,  
son of Late Naresh Chandra Chatterjee, having PAN:  
ACLPC9127H, by creed: Hindu, Indian by National, by occupation:  
Retired Central Govt. Employee, residing at 28, Sri Ram Dhang  
Road, Salkia, Post Office: Salkia, Police Station: Malipanchghara,  
District : Howrah, Pin 711106, hereinafter called and referred to as  
"the PRINCIPAL", SEND GRTINGS :-

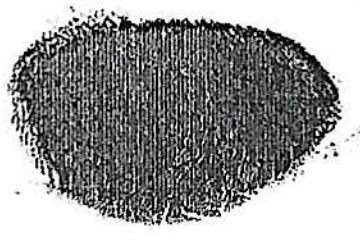
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স্মারক নং ৮৭৭ ২০ ১১, ২০১৯  
স্বাক্ষরিত  
স্বাক্ষরিত  
তারিখ: ২০/১১/১৯  
স্বাক্ষরিত টাকা থানা

স্বাক্ষরিত

স্বাক্ষরিত  
(শীলা দাস)  
স্বাক্ষরিত ডেপুটি, হাওড়া কোর্ট

• Tulsidas Chatteropadhyay



7349

• Tulsidas Chatteropadhyay



7350

স্বাক্ষরিত



7351

- Sajal Dhal



Additional District Sub-Registrar  
Howrah

15 NOV 2019

**WHEREAS** I, the Principal herein are the Owner of **ALL THAT** piece and parcel of land measuring about 5 (Five) Cottahs more or less together with old dilapidated 2 (Two) storied Building standing thereon, situate and lying at Mouza : Malipanchghara, J.L. No.1, under L.R. Khatian No.436, appertaining to L.R. Dag No.16, being known and numbered as Municipal Holding No.28, Sri Ram Dhang Road, Salkia, Police Station : Malipanchghara, Howrah : 711106, within the limits of the Howrah Municipal Corporation, under Ward No.4, Additional District Sub-Registry Office at Howrah, District : Howrah, entered into a registered Development Agreement on ~~...../...../.....~~ <sup>14.11.2019</sup> with **SUN POWER REALTY LLP**, a Partnership Firm, having its Registered Office at 21/4, Aswini Dutta Road, 2<sup>nd</sup> Floor, Post Office : Sarat Banerjee Road, Police Station : Lake P.S., Kolkata : 700029, District : 24 Parganas (South), represented by one of its Partners namely, **SRI JAY S. KAMDAR**, son of Late Sharad. H. Kamdar of 38A/26, Jyotish Roy Road, Post Office : New Alipore, Police Station : Behala, Kolkata : 700053, District : 24 Parganas (South) for development of my aforesaid property, morefully and particularly described in the **SCHEDULE** hereunder written and

Twisha Chatterjee



Additional District Sub-Registrar  
Howrah

15 NOV 2019

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:: 3 ::

hereinafter referred to as "the **SAID PROPERTY**", which was duly registered this day in the Office of the ..A.D.S.R... at ~~Howrah~~vide Being No. 08812 for the year 2019 as per terms and conditions clearly set forth therein.

**AND WHEREAS** in the Development Agreement it was inter-alia stated that the Owner will be allocated 50% of the total F.A.R. out of 100% of the total F.A.R. in finished and complete condition.

**AND WHEREAS** in pursuance of the Development Agreement entered between ourselves and the Developer herein and in pursuance of understanding between the Parties it is necessary and also expedient for me to appoint to look after all my aforesaid property affairs during my absence.

**NOW KNOW ALL BY THESE PRESENTS** I, the above named Principal do hereby and hereunder nominate, constitute and appoint **SUN POWER REALTY LLP**, having PAN No.ADFFS8986D, a Partnership Firm, having its Registered Office at 21/4, Aswini Dutta Road, 2<sup>nd</sup> Floor, Post Office : Sarat Banerjee Road, Police Station : Lake P.S., Kolkata : 700029,

Tubir Das Chatterjee



*[Handwritten signature]*

Additional District Sub-Registrar  
Howrah

15 NOV 2019

District : 24 Parganas (South), represented by one of its Partners namely, **SRI JAY S. KAMDAR**, having PAN : AKWPK2270L, Aadhaar No.7074 3050 7318, son of Late Sharad. H. Kamdar, by creed : Hindu, Indian by National, by occupation : Business, residing at 38A/26, Jyotish Roy Road, Post Office : New Alipore, Police Station : Behala, Kolkata : 700053, District : 24 Parganas (South), as my true and lawful Attorney in my name and on my behalf to do and execute and perform or caused to be done and executed and performed all or any of the following acts, deeds and things :-

1. To hold and defend possession of the said premises/property and every part thereof and receive and/or deliver possession thereof from and/or to any person or persons occupying thereon and also to manage maintain and administer the said property and every part thereof.
2. To pay all rents and taxes, charges, expenses and other outgoing whatsoever payable for or an account of the said premises or any portion thereof or any undivided share or shares therein and to ensure any Building thereon against loss or damages by fire and/or other risk as may



Additional District Sub-Registrar  
Howrah

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be deemed necessary and/or desirable by my said Attorney and to pay all premium for such insurance.

3. To enforce any covenant/s, any Agreement/s, Declaration Deed/s or any other document/s relating to the said property or any part thereof except the Owner' allocation as mentioned in the Agreement dated ~~14.11.2019~~ and to enforce every right/s to that effect.
4. To appoint and terminate the appointment of Architect/ LBS., Engineer etc. and to get prepare Plan/s for demolition, to sign and submit Building Plan for construction and/or reconstruction of and/or additions and/or alterations to any new or existing Building or Buildings or structures on the said premises or any portion of portions thereof before the Howrah Municipal Corporation and to put signature/s upon the Plan/s as will be required on my behalf as my constituted Attorney.
5. To build upon and exploit commercially the said premises by making construction of Building thereon and for that



Additional District Sub-Registrar  
Howrah

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to demolish structures of whatsoever nature existing thereon or as may be constructed in future.

6. To appoint any Contractor/Sub-Contractor for construction work or Building thereon and to cancel the same and engage new Contractor to be done by him at his own discretion as if I do the same personally.
7. To apply for and obtain such certificate, permissions and clearance certificate and/or permissions from the competent Authority as may be required for execution and/or Registration of any Deed/s in respect of the said property in terms of the Agreement/s or other documents concerning the said premises and also to appear before and sign and submit all papers and documents of transfer concerning the said premises and make representations to the concern authorities for getting such certificate and/or permissions.
8. To install electric service line, meter and/or sub-meter and if necessary to obtain low/high tension electricity connection and to sign in all paper and documents



Additional District Sub-Registrar  
Howrah

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relating to get electric connection and meter from the C.E.S.C. Authority or any other requirements for the said Building to be constructed and to enter into any Agreement or Agreements with any Party or Parties for the same.

9. To receive any booking money and/or earnest money or advance or advances and also the balance/entire consideration money from the intending Purchaser/s of the purchase money and to give, good, valid, receipt and/or discharges for the same to the Purchaser/s for the **DEVELOPER'S ALLOCATION** specifically mentioned in the Development Agreement.
  
10. To apply for and obtain connection for water, sewerage, electricity, gas and to apply for and avail all other facilities which may be required for the said premises. To sign and execute all other deed/s and document/s required to get the said connection from the concerned authorities, which he shall consider necessary and as may be required to complete the proposed Building at the **SCHEDULE** mentioned property.



Additional District Sub-Registrar  
Howrah

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11. To represent ourselves before the Howrah Municipal Corporation, P.W.D., C.P.W.D., K.I.T. and other Government or Semi Government Offices and Department in all respects. To pay sanction fees and other fees to the said the Howrah Municipal Corporation for sanction of such Building Plan and other and/or to appear and represent before the said the Howrah Municipal Corporation or any Authority.
12. To sign and execute all other deed/s and document/s required to get the water connection from the Howrah Municipal Corporation, which he shall consider necessary and as may be required to complete the proposed Building at the **SCHEDULE** mentioned property and to pay all charges and expenses including the Howrah Municipal Corporation rates and taxes, Building tax and other levies, which may be required of construction during the period.
13. To prepare, sign, execute, submit enter into modification, cancel, alter, draw, approve the same and also to present for registration and admit registration of all paper,



Additional District S. R. Registrar  
Howrah

15 NOV 2019

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documents, Deed/s, contract/s, Agreement/s, application/s, consent/s and other document/s as may in any way be required before the competent Authority to be or any of the powers herein contained including sale of the Developer's allocation of the said premises and every or any part thereof and the termination of all contract/s, right/s of occupancy/user and/or enjoyment by any person or persons whatsoever, the **SCHEDULE** mentioned property and also in connection with observing fulfilling and performing all the terms conditions and covenants on my part to be observed fulfilled and performed under the Development Agreement.

14. To file any complaint, suit, prosecute, enforce, defend, answer or oppose all actions and other legal proceedings against any persons and demand or negotiate regarding any of the matters aforesaid or any other matter, relating to the said premises in which I now or may hereinafter be interested or connected and also if my Attorney think fit may compromise and may take any such action or institute proceedings as aforesaid before any court, civil



Additional District Sub-Registrar  
Howrah

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or criminal or Revenue including the District Court or any other courts as the case may be.

15. To sign declare verify and affirm, plaint, written statements, petitions, Affidavit, Vokatnama, memorandum of appeal or any other documents or papers in any proceeding or in any way concern with the legal proceedings and appoint Advocate, Solicitor or expert in respect of the said premises or connected with any of the matters aforesaid and to file suit/proceedings before any court of law or any other Office concern, Government, Semi Government or other Offices and also shall able to insert advertisement in respect of the said property in the any paper/s for successful implementation of the proposed development work.
16. To appear and represent me before all Authorities, make commitments and give undertaking as be required for all or any of the purpose herein Contained.
17. To appear before the Howrah Municipal Corporation and/or other authorities regarding the Tax assessment,



Additional District Sub-Registrar  
Haryana

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drainage/ sewerage connection and obtaining completion certificate or in any other way relating to the said premises or any portion thereof or any undivided share or shares therein.

18. That the Attorney shall at all period of time be able to receive any amount of consideration from the intending Purchaser/s and/or Party or Parties thereof for and on behalf of me in respect of the Developer's allocation. Be it mentioned that the Attorney shall in all occasions be able to receive against Developer's allocation any amount of consideration in part or in full and/or as being paid by the Party or Parties and/or Purchaser/s thereof and/or from the loan sanctioning institute or institutes such as H.D.F.C., L.I.C., S.B.I., Home Finance, Home Trust, G.I.C. Housing Finance Limited etc. and/or from any Bank or whatsoever status and/or any Central Government, State Government or Semi Government Firms, institutions, organisations, undertaking etc. of whatsoever manner of nature and/or autonomous or private organisations, firms etc. and shall also be able to issue proper and effectual,



Additional District Sub-Registrar  
Howrah

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receipt or receipts for and on my behalf as my constituted Attorney.

19. To negotiate terms and to sell the Space/s and Flat/s from **DEVELOPER'S ALLOCATION** with proportionate share of land in the premises/said property to any Purchaser/s at such price which the said Attorney in his absolute discretion think proper.
20. To enter into any Agreement or Agreements with any Party or Parties or with the intending Purchaser/s for sale or sales of Space or Spaces with super structure or Flat/s from the **DEVELOPER'S ALLOCATION** along with proportionate share of land and/or cancel and the same with the intending Purchaser/s.
21. To receive any booking money and/or earnest money or advance or advances and also the balance/entire consideration money from the intending Purchaser/s of the purchase money and to give, good, valid, receipt and/or discharges for the same to the Purchaser/s in respect of the Developer's allocation.



Additional District Sub-Registrar  
Howrah

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22. That the Attorney shall or may sign and to execute any Agreement/s, Deed of Conveyance/s and to deliver any Conveyance/s for the selling Flat/s and Space/s from the **DEVELOPER'S ALLOCATION** in the proposed Building with easements rights of the common areas of the proposed selling of Space/s and Flat/s along with proportionate share of land in favour of the intending Purchaser/s or his/her/ her nominee/s and in the Agreement/s, Deed of Conveyance/s of the proposed sale, the said Attorney shall receive and acknowledge the advances and/or booking money and/or earnest money and/or full consideration money from the intending Purchaser/s in my name and the same shall be treated as receipt by me personally from the intending Purchaser/s.
23. To sign and execute all other deed/s, instrument/s and assurance/s which he shall consider necessary and to enter into and/or agree to such covenant and condition as may be required to complete the proposed Building at the **SCHEDULE** mentioned property and for fully and



Additional District Sub-Registrar  
Howrah

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effectually conveying the said proportionate share of land, Flat/s and Space/s together with the easements right of the common passage and spaces in the property on and for my behalf and it is to be treated as done by me being present ourselves personally.

24. To observe fulfill and perform all the terms conditions and obligations on my part or to be observed fulfilled and performed according to the said Agreement and to execute all my rights therein by my said Attorney.

**THIS POWER** is involved with interest and is credited for valuable consideration and to be effected under the Contract Act and whatsoever acts, deeds and things concerning the said property to be done by the Attorney shall be deemed to be done on behalf of me and my said Attorney be bound by such acts, deeds and things so done.

**AND GENERALLY** to do all acts, deeds and things concerning the said premises or in any part thereof and for better exercise of the Authorities herein contained which I could have lawfully done under my own hands and seals, if personally present.



Additional District Sub-Registrar  
Howrah

15 NOV 2019

**THE SCHEDULE ABOVE REFERRED TO**

(DESCRIPTION OF THE SAID PROPERTY)

**ALL THAT** piece and parcel of land measuring an area of 5 (Five) Cottahs be the same a little more or less together with old dilapidated 2 (Two) storied Building having an area of 750 (Seven Hundred Fifty) Square Feet more or less in each floor i.e. in all 1500 (One Thousand Five Hundred) Square Feet more or less standing thereon, situate and lying at Mouza : Malipanchghara, J.L. No.1, under L.R. Khatian No.436, appertaining to L.R. Dag No.16, being known and numbered as Municipal Holding No.28, Sri Ram Dhang Road, Salkia, Police Station : Malipanchghara, Howrah : 711106, within the limits of the Howrah Municipal Corporation, under Ward No.4, Additional District Sub-Registry Office at Howrah, District : Howrah, together with all right, title, interest and right of easement attached thereto and the same is butted and bounded by :-

**ON THE NORTH** : 49, Salt Kart Lane ;  
**ON THE SOUTH** : Sri Ram Dhang Road ;  
**ON THE EAST** : Salt Kart Lane ;  
**ON THE WEST** : Holding No.28/1, Sri Ram Dhang Road.



*[Handwritten signature]*

Additional District Sub-Registrar  
Howrah

15 NOV 2019

**IN WITNESS WHEREOF** the Parties hereto have hereunto set and subscribed his respective hands and signature on the 15 day of ~~NOV~~, 2019 (Two Thousand Nineteen).

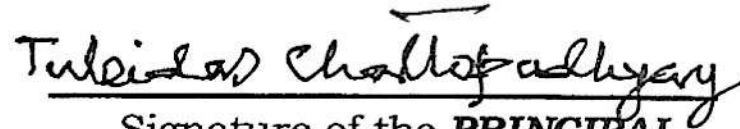
**SIGNED, SEALED & DELIVERED**

by the Parties at Kolkata

in the presence of :-

**WITNESSES :-**

1. Mrinmay Naskar  
393A Rabindra,  
Sarani,  
Kolkata - 700055.

  
Signature of the **PRINCIPAL**

2. Kaushik Senapati  
Uopalpur, Sarakarpool  
KOL- 700143

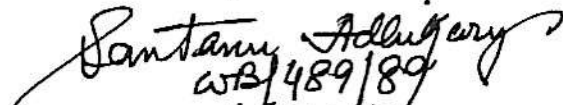
Accepted by me

SUN POWER REALTY LLP

  
Designated Partner/Partner

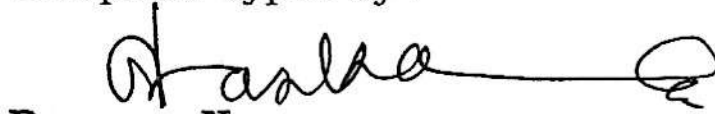
Signature of the **ATTORNEY**

Drafted by me :-

  
WB/489/89  
Advocate

Alipore Judges' Court, Kol : 27.

Computer Typed by :-

  
**DEBASISH NASKAR**

Alipore Judges' Court, Kol : 27.



*[Handwritten signature]*

Additional District Sub-Registrar  
Howrah

15 NOV 2019





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left hand					
right hand					

Name..... Tribidas Challopachyay  
 Signature..... T. D. Challopachyay



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left hand					
right hand					

Name..... JAY S. KAMDAR  
 Signature..... J. S. Kamdar

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left hand					
right hand					

Name.....  
 Signature.....

	Thumb	1st finger	middle finger	ring finger	small finger
left hand					
right hand					

Name.....  
 Signature.....



Additional District Sub-Registrar  
Howrah

15 NOV 2019



Government of West Bengal  
Directorate of Registration & Stamp Revenue

FORM-1564

Miscellaneous Receipt

Visit Commission Case No / Year	0502002204/2019	Date of Application	14/11/2019
Query No / Year	05021000236849/2019		
Transaction	[0138] Sale, Development Power of Attorney after Registered Development Agreement		
Applicant Name of QueryNo	Mr Sajal Dhara		
Stampduty Payable	Rs.70/-		
Registration Fees Payable	Rs.21/-		
Applicant Name of the Visit Commission	Mr S Dhara		
Applicant Address	Howrah		
Place of Commission	21/4 Aswani Dutta Road Kol-29		
Expected Date and Time of Commission	14/11/2019 6:25 PM		
Fee Details	J1: 250/-, J2: 1,000/-, PTA-J(2): 0/-, Total Fees Paid: 1,250/-		
Remarks			





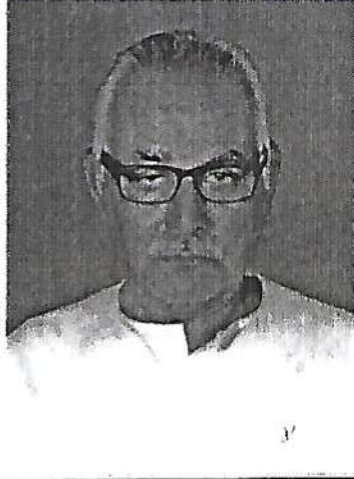

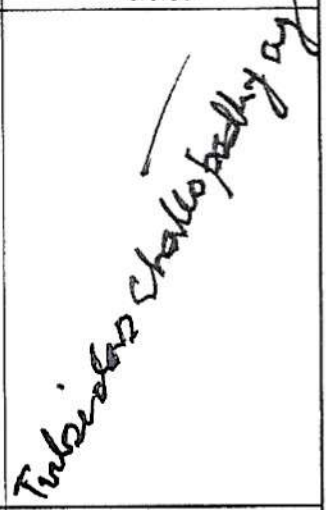
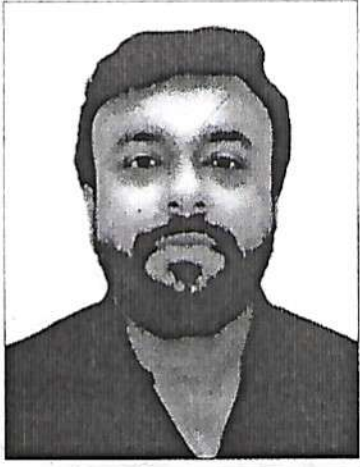




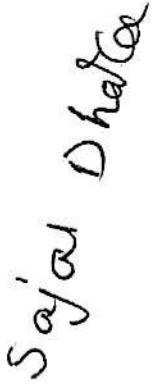
Government of West Bengal

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

OFFICE OF THE A.D.S.R. HOWRAH, District Name :Howrah

Signature / LTI Sheet of Query No/Year 05021000236849/2019

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

SI No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
1	Mr Tulsidas Chatterjee Alias Mr Tulsi Das Chattapadhyay 28, Sri Ram Dhang Road, P.O:- Salkia, P.S:- Malipanchghara, District:-Howrah, West Bengal, India, PIN - 711106	Principal			
SI No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
2	Mr JAY S KAMDAR 38A/26, JYOTISH ROY ROAD, P.O:- ALIPORE, P.S:- Alipore, District:- South 24-Parganas, West Bengal, India, PIN - 700053	Represent ative of Attorney [SUNPOW ER REALTY LLP ]			
SI No.	Name and Address of identifier	Identifier of	Photo	Finger Print	Signature with date
1	Mr Sajal Dhara Son of Late Manoranjan Dhara Howrah, P.O:- Howrah, P.S:- Howrah, Howrah, District:-Howrah, West Bengal, India, PIN - 711101	Mr Tulsidas Chatterjee, Mr JAY S KAMDAR			


(Kaustava Dey)



*[Handwritten signature]*

Additional District Sub-Registrar  
Howrah

15 NOV 2019

  
ADDITIONAL DISTRICT  
SUB-REGISTRAR  
OFFICE OF THE A.D.S.R.  
HOWRAH  
Howrah, West Bengal



Additional District Sub-Registrar  
Howrah

15 NOV 2019





ভারতের নির্বাচন কমিশন  
পরিচয় পত্র  
ELECTION COMMISSION OF INDIA  
IDENTITY CARD

WB/24/162/168508



নির্বাচকের নাম : তুলসীদাস  
চট্টোপাধ্যায়  
Elector's Name : Tulsidas Chattopadhyay  
পিতার নাম : নরেশ চন্দ্র  
চট্টোপাধ্যায়  
Father's Name : Naresh Chandra  
Chattopadhyay  
লিঙ্গ/Sex : পুং M  
জন্ম তারিখ  
Date of Birth : 26/11/1941

Tulsidas Chattopadhyay

WB/24/162/168508

ঠিকানা:

28, শ্রীরাম দ্যাং রোড, হাওড়া মিউ: কর্পোঃ, মালিপাচঘড়া,  
হাওড়া- 711106

Address:

28, SHRIRAM DHYANG ROAD, HOWRAH  
MUNICIPAL CORPORATION,  
MALIPANCHGHARA, HOWRAH- 711106



Date: 26/11/2015

170-হাওড়া উত্তর নির্বাচন ক্ষেত্রের নির্বাচক নিবন্ধন

আধিকারিকের স্বাক্ষরের অনুকৃতি


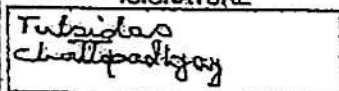

Facsimile Signature of the Electoral  
Registration Officer for

170-Howrah Uttar Constituency

ঠিকানা পরিবর্তন হলে নতুন ঠিকনার খেটার পিঠে নাম তোলা ও একই  
নম্বরের নতুন সচিব পরিচয়পত্র পাওয়ার জন্য নিম্নিষ্ট ফর্মে এই  
পরিচয়পত্রের নম্বরটি উল্লেখ করুন।

In case of change in address mention this Card No.  
in the relevant Form for including your name in the  
roll at the changed address and to obtain the card  
with same number.

0480273

स्थायी लेखा संख्या / PERMANENT ACCOUNT NUMBER	ACLPC9127H	
नाम / NAME	TULSIDAS CHATTOPADHYAY	
पिता का नाम / FATHER'S NAME	NARESH CHANDRA CHATTOPADHYAY	
जन्म तिथि / DATE OF BIRTH	26-11-1941	
हस्ताक्षर / SIGNATURE		
		आयकर आयुक्त, प.सं.-XI COMMISSIONER OF INCOME-TAX, W.B. - XI

Tulsidas Chattopadhyay

इस कार्ड के खो / मिल जाने पर कृपया जारी करने वाले प्राधिकारी को सूचित / वापस कर दें  
संयुक्त आयकर आयुक्त(पदति एवं तकनीकी),  
पी-7,  
चौरंगी स्क्वायर,  
कलकत्ता - 700 069.

In case this card is lost/found, kindly inform/return to the issuing authority :  
Joint Commissioner of Income-tax (Systems & Technical),  
P-7,  
Chowringhee Square,  
Calcutta- 700 069.



भारतीय विशिष्ट पहचान प्राधिकरण

भारत सरकार

Unique Identification Authority of India  
Government of India



E-Aadhaar Letter

তালিকাভুক্তির নম্বর/Enrolment No.: 2010/10082/34062

Tulsidas Chattopadhyay (তুলসীদাস চট্টোপাধ্যায়)

S/O Naresh Chandra Chattopadhyay, 28, SRIRAM  
DHANG ROAD, Haora (M.Corp), Howrah,  
West Bengal - 711106

আপনার আধার সংখ্যা/ Your Aadhaar No.:

7185 7016 3121



আধার-সাধারণ মানুষের অধিকার



1947  
306 300 1947



help@uidai.gov.in



www.uidai.gov.in

INFORMATION

- আধার পরিচয়ের প্রমাণ, নাগরিকত্বের প্রমাণ নয়
- পরিচয়ের প্রমাণ অনলাইন অথেন্টিকেশন দ্বারা লাভ করুন
- এটা এক ইলেক্ট্রনিক প্রক্রিয়ার তৈরী পত্র

- Aadhaar is a proof of identity, not of citizenship.
- To establish identity, authenticate online.
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- আধার সারা দেশে মান্য
- আধার আধারের জন্য আপনার একবারই তালিকাভুক্তি করার  
আবশ্যিকতা আছে।
- অনুগ্রহ করে আপনার বর্তমান মোবাইল নম্বর এবং ই-মেইল ঠিকানা  
পঞ্জীকৃত করুন। এতে ভবিষ্যতে আপনার বিভিন্ন সুবিধা পাওয়া সহজ  
হবে।

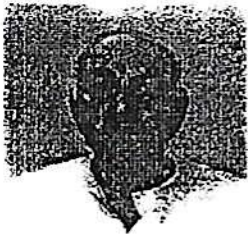
- Aadhaar is valid throughout the country.
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भारत सरकार  
GOVERNMENT OF INDIA



भारतीय विशिष्ट पहचान प्राधिकरण  
UNIQUE IDENTIFICATION AUTHORITY OF INDIA



তুলসীদাস চট্টোপাধ্যায়  
Tulsidas Chattopadhyay  
জন্মতারিখ/ DOB: 26/11/1941  
পুরুষ / MALE



ঠিকানা:

S/O নরেশ চন্দ্র চট্টোপাধ্যায়,  
28, শ্রীরাম ড্যাং রোড, হাওড়া  
(এম.কর্পোরেশন), হাওড়া,  
পশ্চিম বঙ্গ - 711106

Address:

S/O Naresh Chandra Chattopadhyay,  
28, SRIRAM DHANG ROAD, Haora  
(M.Corp), Howrah,  
West Bengal - 711106

7185 7016 3121

7185 7016 3121

আধার-সাধারণ মানুষের অধিকার

Aadhaar-Aam Admi ka Adhikar

Tulsidas Chattopadhyay

आयकर विभाग  
INCOME TAX DEPARTMENT



भारत सरकार  
GOVT. OF INDIA

JAY S KAMDAR  
SHARDH KAMDAR  
12/06/1982

Permanent Account Number  
AKWPK2270L

*J. Kamdar*  
Signature



*J. K. L.*

आयकर विभाग, भारत सरकार  
Income Tax Department, Govt. of India  
Plot No. 3, Sector 11, Gurgaon  
Haryana - 122001  
फोन नं. 298-299, 297-298  
फैक्स नं. 298-299, 297-298  
वेबसाइट: www.incometax.gov.in

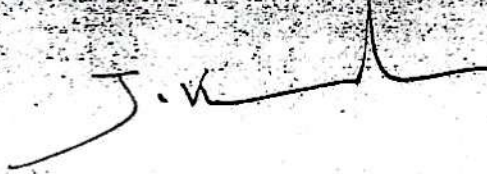
Jay S Kamdar

DOB: 12/06/1982

MALE

7074 3050 7318

मेरा अधिकार, मेरी पहचान



भारत सरकार  
भारत गणराज्य

Address

S/O Late Sharad H Kamdar, 38A/26,  
MOUSHI ROY ROAD, New Alipore,  
Kolkata,  
West Bengal - 700053

7074 3050 7318

1947  
1800 200 1947

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P.O. Box No. 1247,  
Bangalore-560 021

आयकर विभाग  
INCOME TAX DEPARTMENT

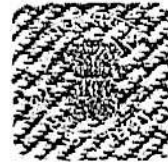


भारत सरकार  
GOVT. OF INDIA



स्थायी लेखा संख्या कार्ड  
Permanent Account Number Card

ADFFS8986D



नाम / Name  
SUNPOWER REALTY LLP

निगमन/गठन की तारीख  
Date of Incorporation / Formation  
27/12/2016

21012017

SUN POWER REALTY LLP

  
Designated Partner/Partner

## Major Information of the Deed

Deed No :	I-0502-08934/2019	Date of Registration	18/11/2019
Query No / Year	0502-1000236849/2019	Office where deed is registered	
Query Date	14/11/2019 1:40:20 PM	A.D.S.R. HOWRAH, District: Howrah	
Applicant Name, Address & Other Details	Sajal Dhara Howrah, Thana : Howrah, District : Howrah, WEST BENGAL, Mobile No. : 9831575445, Status : Solicitor firm		
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. 2,00,000/-	Rs. 1,20,56,584/-		
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]:- 050208812/2019 Received Rs. 50/- ( FIFTY only ) from the applicant for issuing the assement slip.(Urban area)		

### Land Details :

District: Howrah, P.S:- Malipanchghara, Corporation: HOWRAH MUNICIPAL CORPORATION, Road: Shree Ram Dhang Rd, , Premises No: 28, , Ward No: 004 Pin Code : 711106

Sch No	Plot Number	Khatian Number	Land Use Proposed ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1			Bastu	5 Katha 9 Chatak 7 Sq Ft	1,00,000/-	1,09,31,584/-	Property is on Road , Project Name :
<b>Grand Total :</b>				<b>9.1942Dec</b>	<b>1,00,000 /-</b>	<b>109,31,584 /-</b>	

### Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	1500 Sq Ft.	1,00,000/-	11,25,000/-	Structure Type: Structure
<p>Gr. Floor, Area of floor : 750 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Pucca, Extent of Completion: Complete</p> <p>Floor No: 1, Area of floor : 750 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Pucca, Extent of Completion: Complete</p>					
<b>Total :</b>		<b>1500 sq ft</b>	<b>1,00,000 /-</b>	<b>11,25,000 /-</b>	



**Principal Details :**

Sl No	Name,Address,Photo,Finger print and Signature
1	<b>Mr Tulsidas Chatterjee, (Alias: Mr Tulsi Das Chattapadhyay) (Presentant )</b> Son of Late Naresh Chandra Chatterjee 28, Sri Ram Dhang Road, P.O:- Salkia, P.S:- Malipanchghara, District:- Howrah, West Bengal, India, PIN - 711106 Sex: Male, By Caste: Hindu, Occupation: Retired Person, Citizen of: India, PAN No.:: ACLPC9127H,Aadhaar No Not Provided, Status :Individual, Executed by: Self, Date of Execution: 15/11/2019 , Admitted by: Self, Date of Admission: 15/11/2019 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 15/11/2019 , Admitted by: Self, Date of Admission: 15/11/2019 ,Place : Pvt. Residence

**Attorney Details :**

Sl No	Name,Address,Photo,Finger print and Signature
1	<b>SUNPOWER REALTY LLP</b> 38A/26, JYOTISH ROY ROAD, P.O:- ALIPORE, P.S:- Alipore, District:-South 24-Parganas, West Bengal, India, PIN - 700053 , PAN No.:: ADFFS8986D,Aadhaar No Not Provided, Status :Organization, Executed by: Representative

**Representative Details :**

Sl No	Name,Address,Photo,Finger print and Signature
1	<b>Mr JAY S KAMDAR</b> Son of Late SHARAD H KAMDAR 38A/26, JYOTISH ROY ROAD, P.O:- ALIPORE, P.S:- Alipore, District:- South 24-Parganas, West Bengal, India, PIN - 700053, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AKWPK2270L,Aadhaar No Not Provided Status : Representative, Representative of : SUNPOWER REALTY LLP (as Proprietor)

**Identifier Details :**

Name	Photo	Finger Print	Signature
<b>Mr Sajal Dhara</b> Son of Late Manoranjan Dhara Howrah, P.O:- Howrah, P.S:- Howrah, Howrah, District:-Howrah, West Bengal, India, PIN - 711101			
Identifier Of Mr Tulsidas Chatterjee, Mr JAY S KAMDAR			

Transfer of property for L1		
Sl.No	From	To. with area (Name-Area)
1	Mr Tulsidas Chatterjee	SUNPOWER REALTY LLP-9.19417 Dec
Transfer of property for S1		
Sl.No	From	To. with area (Name-Area)
1	Mr Tulsidas Chatterjee	SUNPOWER REALTY LLP-1500.00000000 Sq Ft

Endorsement For Deed Number : I - 050208934 / 2019

On 14-11-2019

Certificate of Market Value(WB PUVI rules of 2001)

Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs 1,20,56,584/-

*Kaustava Dey*

Kaustava Dey  
ADDITIONAL DISTRICT SUB-REGISTRAR  
OFFICE OF THE A.D.S.R. HOWRAH  
Howrah, West Bengal

On 15-11-2019

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

Presented for registration at 15:15 hrs on 15-11-2019, at the Private residence by Mr Tulsidas Chatterjee Alias Mr Tuls Das Chattapadhyay, Executant.

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

Execution is admitted on 15/11/2019 by Mr Tulsidas Chatterjee, Alias Mr Tuls Das Chattapadhyay, Son of Late Naresh Chandra Chatterjee, 28, Sri Ram Dhang Road, P.O: Salkia, Thana: Malipanchghara, , Howrah, WEST BENGAL, India, PIN - 711106, by caste Hindu, by Profession Retired Person

Indetified by Mr Sajal Dhara, , , Son of Late Manoranjan Dhara, Howrah, P.O: Howrah, Thana: Howrah, , City/Town: HOWRAH, Howrah, WEST BENGAL, India, PIN - 711101, by caste Hindu, by profession Law Clerk

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

Execution is admitted on 15-11-2019 by Mr JAY S KAMDAR, Proprietor, SUNPOWER REALTY LLP, 38A/26, JYOTISH ROY ROAD, P.O:- ALIPORE, P.S:- Alipore, District:-South 24-Parganas, West Bengal, India, PIN - 700053

Indetified by Mr Sajal Dhara, , , Son of Late Manoranjan Dhara, Howrah, P.O: Howrah, Thana: Howrah, , City/Town: HOWRAH, Howrah, WEST BENGAL, India, PIN - 711101, by caste Hindu, by profession Law Clerk

*Kaustava Dey*

Kaustava Dey  
ADDITIONAL DISTRICT SUB-REGISTRAR  
OFFICE OF THE A.D.S.R. HOWRAH  
Howrah, West Bengal

On 18-11-2019

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

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

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 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 877, Amount: Rs.100/-, Date of Purchase: 13/11/2019, Vendor name: Shila Das

*Kaustava Dey*

**Kaustava Dey**  
**ADDITIONAL DISTRICT SUB-REGISTRAR**  
**OFFICE OF THE A.D.S.R. HOWRAH**  
**Howrah, West Bengal**

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 0502-2019, Page from 310839 to 310872  
being No 050208934 for the year 2019.



Digitally signed by KAUSTAVA DEY  
Date: 2019.11.20 11:14:33 +05:30  
Reason: Digital Signing of Deed.

*Kaustava Dey*

(Kaustava Dey) 20-11-2019 11:13:46  
ADDITIONAL DISTRICT SUB-REGISTRAR  
OFFICE OF THE A.D.S.R. HOWRAH  
West Bengal.

(This document is digitally signed.)