

14950/2021

I-14056/2021 ~~14048/2021~~



पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL



AA 375674

12/11
8/11
293619/21

Additional Registrar of Assurances-IV, Kolkata

Certified that this Document is admitted to registration and the endorsement is a part of this document.

[Signature]
Additional Registrar of Assurances-IV, Kolkata

2 NOV 2021

DEVELOPMENT POWER OF ATTORNEY

ALL TO WHOM THESE PRESENTS SHALL COME We,

SL. NO. 58 DT. 06.08.18
VALUE OF N. J. STAMP RS. 100/-
NAME OF PURCHASER. Probod Estetel
ADDRESS. 2C, Mahabhar Road
Ker. 7 m25

H. MUKHERJEE
STAMP VENDER SIR. O. BUDGE BUDGE



ADDITIONAL REGISTRAR
OF ASSURANCES - IV, KOLKATA

11.2 NOV. 2018

for Mr. (BAP) DAS
Kolkata

- (1) **GOPAL DUTT SEVA SADAN**, a Society registered with West Bengal Societies Registration Act having No. S/13306 of 1973 - 1974 bearing PAN - AAATG5131C with registered office at 50/1A, Hari Ghosh Street, Kolkata - 700 006 under P.S: Burtola and P.O. Beadon Street; represented by its duly authorized representative and President Sri. Kalyan Mitra having PAN - AFBPM6699D and Aadhaar No. 261978828648, son of Nirendra Nath Mustafi, by occupation Retired, faith Hindu, Citizen of India, residing at Block : BA -74, Salt Lake City, Sector - I, Kolkata - 700064 P.O : Bidhannagar CC Block P.S: Bidhannagar North.
- (2) **SMT. PAPIA BASU** having PAN - ADGPB9921J and Aadhaar No. 813480310586, wife of Sri Siddhartha Basu, by occupation Housewife, faith Hindu, Citizen of India, residing at "SISIR NILOY" Flat No. 4A; 3rd Floor; 15, Hari Ghosh Street, P.S: Burtola; P.O. Beadon Street, Kolkata - 700 006 and
- (3) **SMT. SOFIA MITRA** having PAN - AEAPM0173N and Aadhaar No. 390629584832 wife of Sri Kalyan Mitra, by occupation Home Maker, faith Hindu, Citizen of India, residing at Block BA - 74, Salt Lake City; P.S. Bidhannagar North; P.O : Bidhannagar CC Block, Sector - I; Kolkata - 700064, hereinafter collectively called the **EXECUTANTS**, do hereby jointly **Appoint M/s. NOBLE ESTATES** having PAN AAPFN9969C having its office at 5/3, Pankajini Chatterjee Road, P.S: Charu Market, P.O :Tollygunge, Kolkata-700 033 as our **CONSTITUTED ATTORNEY** being Partners and Authorised Representatives of the Developer namely
1. **Mr. Surendra Kumar Karnani** having PAN: AJYPK1604M and Aadhaar No. 6145 5777 9769 son of Late Chand Ratan Karnani, by occupation Business, faith Hindu, Citizen of India, and
 2. **Mr. Dinesh G. Sanghvi** having PAN No. AVHPS5172K and Aadhaar No. 2117 3047 4698 son of Late Gopalji V. Sanghvi, by occupation Business, faith Hindu, Citizen of India, both working for gain, for doing and/or performing the acts, deeds and things mentioned hereinafter, jointly and/or severally.
- A. WHEREAS** we, being the Owners in respect of the Property being Premises No. 94/1B Sri Aurobindo Sarani, Kolkata - 700006 within the limits of the Kolkata Municipal Corporation Ward No.17, seven (7)



ADDITIONAL REGISTRAR
OF ASSURANCES-IV, KOLKATA

12 NOV 2021

Cottahs, five (5) Chittaks and ten (10) Sq. ft. more or less, more fully described in the SCHEDULE hereunder written and hereinafter referred to as the 'Said Property'.

B. **AND WHEREAS**, We, **Mr. Kalyan Mitra** as President of Gopal Dutt Seva Sadan and other Owners namely **Smt. Papia Basu** and **Smt. Sofia Mitra** have entered into an Agreement for Development on 12th November 2021 duly registered before the office of A.R.A.-IV, Kolkata and recorded in Book No. 1, Being No. 1904-14028..... for the year 2021, for the development of the 'Said Property' by constructing a multistoried new building there upon.

C. **AND WHEREAS** for the purpose of effectual implementation of the terms and conditions as agreed under the said registered Development Agreement as well as for the purpose of smooth progress of the development of the 'Said Property' and for construction and completion of the proposed new building, and also for commercial exploitation of the proposed new building project to be constructed at the 'Said Property', it has become necessary for appointing the Constituted Attorneys for and on our behalf to do, perform the acts deeds and things either jointly and/or severally as stated hereinafter.

D. **AND WHEREAS** accordingly, we, the Executants above named, do hereby appoint
(1) **Mr. Surendra Kumar Karnani** (2) **Mr. Dinesh Sanghvi**, being partners of 'NOBLE ESTATES' the Developer, as our Constituted Attorneys for and on our behalf to do and/or perform the acts, deeds and things as stated hereinafter jointly and/or severally.

NOW THIS POWER OF ATTORNEY WITNESSETH as follows:-

1. We hereby declare that the powers and authorities hereby granted and conferred on the Constituted Attorneys to be used for completion of the project in all respect, in terms of the said Development Agreement dated 12th..... November 2021, and by executing and registering the Agreement for Sale and/or Deed of Conveyance in favour of the prospective purchaser/s and/or transferee/s.
2. To look after, manage, control and protect our undivided share and interest in respect of the 'Said Property'.

Kalyan Mitra

Kalyan Mitra



ADDITIONAL REGISTRAR
OF ASSURANCES IN KOLKATA

12 NOV 2021

3. To represent us before the Kolkata Municipal Corporation and/or any other Statutory Authority or Authorities for the purpose of mutating our name in respect of the 'Said Property' and/or obtaining all necessary permissions, clearances, and approvals including the sanction plan for the proposed building from all the concerned authorities.
4. To sign and execute necessary declaration or other document/s and to present the same before the Appropriate Registering Authority for registration of such document/s and also to admit execution thereof on our behalf.
5. To take all necessary steps for the purpose of preservation and protection of our undivided share and interest in respect of the 'Said Property'.
6. To sign, execute and register boundary declaration in respect of the 'Said Property'.
7. To take all decisions in terms of the said Development Agreement, as may be required for the development of the 'Said Property'.
8. To execute, sign and submit the proposed plan and other documents, as may be required for obtaining the sanction plan for construction of a new building at the 'Said Property' and to receive the same from the concerned authorities.
9. To negotiate and settle with the existing tenants (shops) on the terms and conditions as our said Attorneys deem fit and proper.
10. To appoint Engineers, Surveyors, Architects, Licensed Building Surveyors and other consultants as may be required, for developing the 'Said Property'.
11. To take all steps necessary for preparation of building plans, Survey and Soil Test, Appointment of Architects and Structural Engineers, for applying and obtaining the sanctioned plans of the proposed building to be constructed at the 'Said Property'.
12. To appoint, dismiss and re-appoint contractors / sub-contractors, architects, overseers, surveyors, engineers, staff and experts to supervise look after manage and do the development, construction and all other incidental work thereto for the development of the 'Said Property'.



ADDITIONAL REGISTRAR
OF ASSURANCES-IV, KOLKATA

12 NOV 2024

13. To enter into any Agreement or Agreements for Sale or Sale Deed in respect of the constructed area and proportionate share of land attributable thereto in the proposed new building or buildings to be constructed at the "Said Property" on such terms and conditions as the said Attorneys may think fit and proper.
14. To represent us before the appropriate Registering Authority for the purpose of registration of any Agreement or Agreements for Sale and/or Conveyance Deeds and/or any other document or documents as may be found necessary and also to admit the execution thereof, and receive the same from such authorities.
15. To sign and apply for sanction of drainage plan, supply of water, supply of electricity, installation of transformer, (if necessary) and other utilities, as may be necessary for the convenience and enjoyment of the shops/offices/ residential apartments in the said new building to be constructed at the 'Said Property'.
16. To sign plans and all papers, statements, undertakings declarations and to submit the same with the Kolkata Municipal Corporation and other necessary Authorities for having such plans sanctioned, modified and/or altered by the said Kolkata Municipal Corporation.
17. To warn off, prohibit and if necessary, proceed against in due forms of law against all trespassers of the said premises or any parts thereof and to take appropriate steps whether by action or otherwise including to file complaint in Police Department and to represent the Owners to the Kolkata Police Authority, if required, for the "Said Property" and to abate nuisances as may be necessary to protect the "Said Property".
18. To appear and represent us before the necessary Authorities including the Kolkata Municipal Corporation, Fire Brigade, CESC, the Competent Authority under the Urban Land (Ceiling and Regulation) Act, 1976, Calcutta Traffic Police and other Departments in connection with the sanction of the plan and/or modification and/or revise sanctioned plans and further to appear before any other authority or authorities for the said purpose.
19. To institute and defend all actions and proceedings that may arise in connection with the 'Said Property' and/or for the proposed new building



1. 2. 3. 4. 5. 6. 7. 8. 9. 10. 11. 12. 13. 14. 15. 16. 17. 18. 19. 20. 21. 22. 23. 24. 25. 26. 27. 28. 29. 30. 31. 32. 33. 34. 35. 36. 37. 38. 39. 40. 41. 42. 43. 44. 45. 46. 47. 48. 49. 50. 51. 52. 53. 54. 55. 56. 57. 58. 59. 60. 61. 62. 63. 64. 65. 66. 67. 68. 69. 70. 71. 72. 73. 74. 75. 76. 77. 78. 79. 80. 81. 82. 83. 84. 85. 86. 87. 88. 89. 90. 91. 92. 93. 94. 95. 96. 97. 98. 99. 100.

to be constructed on the 'Said Property' and to bear and pay the expenses thereof and to sign Vakalatnamas and also to sign verify and affirm all pleadings, plaints, written statements, petitions, affidavits, memorandum, cross objections and other instruments required to be filed in connection with the said matters.

20. To appoint, engage on our behalf any Solicitor, Advocate which our Constituted Attorneys shall think fit and proper to do so and to discharge and terminate his /her / their appointment.
21. To appoint and dismiss Lawyers, to give instructions, to adduce written and oral evidence and to take all necessary steps in the said proceedings and actions, as aforesaid.
22. To appear and represent us before any competent Court of Law, in respect of our undivided share and interest in the "Said Property" and to file any suit and/or appeal, as the case may be in any Court of Law on our behalf.
23. To sign, verify and file applications for execution of any decrees or orders from any court in respect of our undivided share and interest in the "Said Property".
24. To pay municipal and other rates, taxes, charges, expenses and other outgoings whatsoever payable for and on account of the "Said Property" or any part thereof and to appear before any officer of the aforesaid Municipal Corporation or any Court or Tribunal for assessment of valuation and other purposes.
25. To sign and enter into all correspondence with any outsiders, Government Departments, Municipal Corporation and Other Authorities and to represent us before the concerned authorities, and Arbitrators Courts, Tribunals in respect of any matter for the development of the "Said Property" and construction of the new building thereupon.
26. To receive and acknowledge the earnest money and/or full consideration money, towards the booking and/or selling of shops/flats/units from the prospective purchasers, and to appropriate the same in terms of the said registered Development agreement, with proportionate undivided share in the land attributable thereto in the proposed building to be constructed in the 'Said Property'.



UNITED STATES DEPARTMENT OF JUSTICE
OFFICE OF INSPECTOR GENERAL

WASHINGTON, D.C. 20535



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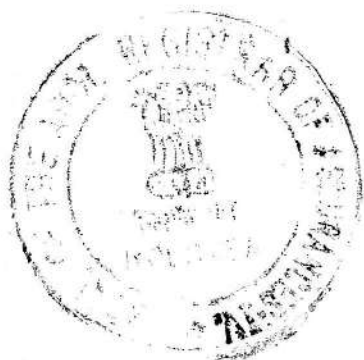
AND GENERALLY to do all acts, deeds and things as will be necessary for implementing the said Development Agreement and for raising and completing the construction of the proposed new building on the "Said Property" and also for booking / selling of and dealing with the constructed area in the proposed new building and also with the undivided share in the land corresponding thereto in the said proposed new building AND we hereby confirm and ratify and do agree and undertake to ratify and confirm all the said acts, deeds and things that shall be done by our said Constituted Attorneys as our own acts, deeds and things. as if we were personally present and doing the same.

AND KNOW YE FURTHER that this Power of Attorney shall be subsisting and in full force and virtue till full completion of the construction of the proposed new building at the "Said Property" and transfer of proportionate undivided share in the land relating to the constructed area and delivery of possession of the constructed area to the respective Purchasers and/or Acquirers and registration of Agreements for Sale or Sale Deeds thereof and after complete cessation of all claims and interest of the Owners and the Developer in respect of their respective share of revenue, in terms of the said registered Development Agreement.

SCHEDULE AS REFERRED TO ABOVE

ALL THAT the piece and parcel of land containing an area of about 7 Cottahs, 5 Chittaks and 10 Sq. ft. more or less, however, on physical measurement found to be seven (7) Cottahs, three (3) Chittaks and ten (10) Sq. ft. together with brick built structures situated thereon being premises No. 94/1B Sri Aurobindo Sarani Kolkata - 700 006 within the limits of the Kolkata Municipal Corporation Ward No.17, being Assessee No. 11-017-49-0052-8 and butted and bounded by in the manner as follows that is to say:-

ON THE SOUTH: By Sri Aurobindo Sarani
ON THE NORTH: By the portion of 54, Hari Ghosh Street, Kolkata 700006
ON THE EAST: By the portion of 54, Hari Ghosh Street, Kolkata 700006
now renamed and renumbered as premises no. 94/1C, Sri
Aurobindo Sarani, Kolkata -700006
ON THE WEST: By the portion of 54, Hari Ghosh Street, Kolkata 700006
now renamed
and renumbered as premises no. 94/1A, Sri Aurobindo
Sarani, Kolkata -700006



BY
BY
BY
BY
BY
BY
BY
BY
BY
BY

2

REGISTERED
OFFICE OF THE REGISTRAR OF COMPANIES

12 NOV 2011

IN WITNESS WHEREOF we have executed and signed these presents this
...12th... day of November Two Thousand and Twenty one

For GOPAL DUTT SEVA SADAN

SIGNED AND DELIVERED by the
Executants in the presence of:

Kalyan Mitra
President

1. *Renuk* RAJAT SUBHRA GHOSH -
AK-178 SEC-II SALLAKE
KOLKATA 700091

2. *Papia Basu.*

2. *Jyoti* (DEBOJYOTI GHOSH)
116/E, MOTILAL GUPTA RD.
KOLKATA - 700008

3. *Sakina Mitra*

(EXECUTANTS)

SIGNED SEALED AND DELIVERED
by the Attorney in the presence of:

1. *Renuk*

NOBLE ESTATES

S. S.

Partner

2. *Bapi Das*

NOBLE ESTATES

Surbella Kunal Kalnani

Partner

Prepared by me

Bapi Das

Advocate

(Bapi Das)












Alipore Police Court, Kolkata-700027

Enrolment No.WB-613/2001














ADDITIONAL REGISTRAR
OF ASSURANCES - KARNATAKA

12 NOV 2008

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












Name..... KALYAN MITRA

Signature..... Kalyan Mitra

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

Name..... PAPLA BASU

Signature..... Papia Basu.

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

Name..... SOPIA MITRA

Signature..... Sofia Mitra



2

ADDITIONAL REGISTRAR
OF ASSURANCES-IV, KOLKATA

12 NOV 2001



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

Name... DINESH G. SANGHVI

Signature...



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

Name.....

Signature... Surbhata Kunal Kalra



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

Name.....

Signature.....



[Handwritten signature]

ADDITIONAL REGISTRAR
OF ASSURANCES-IV, KOLKATA

12 NOV 2022



ভারত সরকার
 Unique Identification Authority of India
 Government of India

অনন্যায় আইডি / Enrollment No.: 1215/80022/01612

To
 Papia Basu
 পাপিয়া বসু

13/05/2015
 15 HARI GHOSH STREET
 Beadon Street
 Beadon Street, Kolkata
 West Bengal - 700006



KH390046390FT
 39004639



আপনার আধার সংখ্যা / Your Aadhaar No. :
8134 8031 0586

আধার - সাধারণ মানুষের অধিকার

Papia Basu



ভারত সরকার
 Government of India



পাপিয়া বসু
 Papia Basu
 পিতা : অমরেন্দ্র নাথ দত্ত
 Father : Amarendra Nath Dutta

জন্মতারিখ / DOB: 31/08/1955
 মহিলা / Female



8134 8031 0586

আধার - সাধারণ মানুষের অধিকার

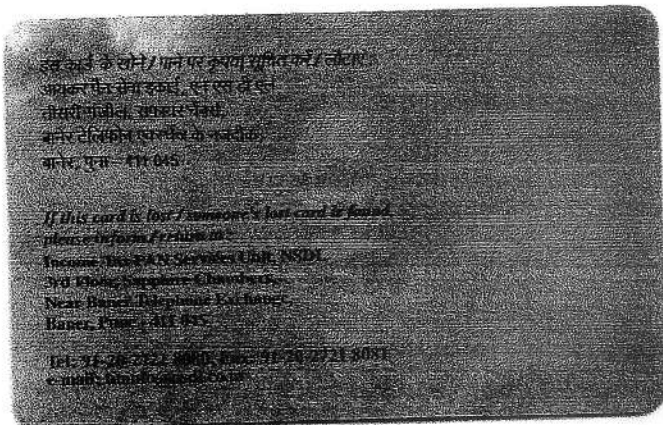
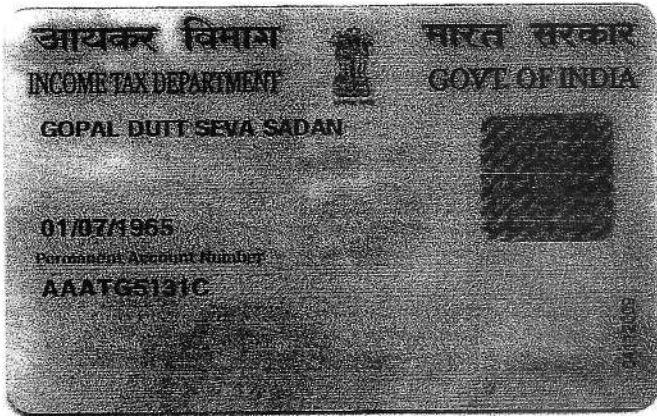
आयकर विभाग
INCOME TAX DEPARTMENT
PAPIA BASU
AMARENDRA NATH DUTT

भारत सरकार
GOVT. OF INDIA

31/09/1965
Postal Payment Account Number
ADGPR9921J

Papia Basu
Signature

Papia Basu.



For GOPAL DUTT SEVA SADAN

Kalyan Mishra
President



भारत सरकार
GOVERNMENT OF INDIA



कल्याण मित्र
KALYAN MITRA
DOB: 04-12-1955
Gender: Male



2619 7882 8648

आधार - आम आदमी का अधिकार



भारतीय विशिष्ट पहचान प्राधिकरण
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

S/O: निरेंद्र नाथ मुस्तफ़ी, बि 74
सॉल्ट लेक, सेक्टर 1, कोलकाता 64,
बिधाननगर (म), बिधाननगर सीटी ब्लॉक, नॉर्थ 24
परागना, ईस्ट बंगाल, पश्चिम बंगाल,
700064

Address:
S/o: Nirendra Nath Mustafi, Ba 74
Salt Lake, Sector 1, Kolkata 64,
Bidhannagar(m), Bidhannagar Cc
Block, North 24 Paraganas, North
24 Parganas, West Bengal, 700064



1947
1800 300 1947


help@uidai.gov.in

www
www.uidai.gov.in

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

Self attested
Kalyan Mitra


स्थायी खाता संख्या / PERMANENT ACCOUNT NUMBER
AFBPM6699D



नाम / NAME
KALYAN MITRA

पिता का नाम / FATHER'S NAME
NIRENDRA NATH MUSTAFI

जन्म तिथि / DATE OF BIRTH
04-12-1955

हस्ताक्षर / SIGNATURE


अवकाश संख्या, 1.1.1. XI
COMMISSIONER OF INCOME TAX, W.B. - XI

यदि कार्ड खो जाय / भ्रष्ट होने पर कृपया जारी करने वाले अधिकारी को सूचित / सूचना कर दें (संयुक्त आयकर अधिकारी/प्रणाली एवं तकनीकी), पी-7, चारिंग्स स्क्वार्, 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, Charinghouse Square, Calcutta- 700 069.

Kalyan Mitra

PERMANENT ACCOUNT NUMBER
AEAPM0173N

THE NAME
SOFIA MITRA

FATHER'S NAME
AMABENDRA NATH DUTT

DATE OF BIRTH
26-03-1957

SIGNATURE
Sofia Mitra

COMMISSIONER OF INCOME TAX, W.B. - II

Sofia Mitra

इस कार्ड के लो / लिपि जाने पर कृपया जारी करने वाले अधिकारी को सूचित / बताना कर दें।
 सहायक आयकर अधिकारी,
 पी-7,
 चौरिंगहेर चौक,
 कोलकाता - 700 069।

In case this card is lost/ found kindly inform/ return to the issuing authority :
 Assistant Commissioner of Income-tax,
 P-7,
 Chauringhee Square,
 Calcutta- 700 069.

Sofia Mitra



भारत सरकार
GOVERNMENT OF INDIA



सोफिया मित्र
Sofia Mitra
DOB: 26-09-1957
Gender: Female



3906 2958 4832

आधार - आम आदमी का अधिकार

Sofia Mitra



भारतीय विशिष्ट पहचान प्राधिकरण
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

डॉ. कल्याण मित्र, बि. ए. 74, नूट लेक
सेक्टर 1, बिधाननगर (म), बिधाननगर सीडी
ब्लॉक, नॉर्थ 24 पारगना, उत्तर 24 पारगना, पश्चिम
बंग, 700064

Address:
W/o: Kalyan Mitra, Ba 74, Salt
Lake Sector 1, Bidhannagar(m),
Bidhannagar Cc Block, North 24
Paraganas, North 24 Parganas,
West Bengal, 700064



1800 300 1947

help@uidai.gov.in

www.uidai.gov.in

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

Sofia Mitra

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

स्थायी लेखा संख्या कार्ड
Permanent Account Number Card

AAPFN9969C



नाम / Name
NOBLE ESTATES

15122018

निगम/पतेन की तारीख
Date of Incorporation/formation
09/08/2018


 भारत सरकार
 Government of India
 दिनेश जी सधवी
 Dinesh G. Sanghvi


 जन्म तिथि/DOB: 24/12/1955
 पुरुष / Male



2117 3047 4698

आधार - आम आदमी का अधिकार


 Unique Identification Authority of India

| | |
|---|---|
| पता: S/O: गोपालजी वी. संधवी
साउथ सिटी अपार्टमेंट, टावर 1
फ्लैट नं. 33 सी/डी, 375 प्रिन्स
अनवर शाह रोड, कोलकाता, जोधपुर पार्क
जोधपुर पार्क, कोलकाता, वेस्ट बंगाल
700068 | Address: S/O: Gopalji V
Sanghvi, South City
Apartment, Tower 1, Flat No.
33 C/D, 375 Prince Anwar
Shah Road, Kolkata,
Jodhpur Park, Jodhpur Park,
Kolkata, West Bengal,
700068 |
|---|---|

2117 3047 4698

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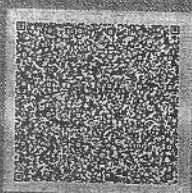
आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA



स्थायी लेखा संख्या कार्ड
Permanent Account Number Card
AVHPS5172K



नाम / Name
DINESH G. SANGHVI

पिता का नाम / Father's Name
GOPALJI VARD SANGHVI

जन्म की तिथि /
Date of Birth
24/12/1955

हस्ताक्षर / Signature

15082018



भारत सरकार
GOVERNMENT OF INDIA



सुरेन्द्र कुमार करननी
Surendra Kumar Karnani
DOB: 23-03-1952
Gender: Male



6145 5777 9769

आधार - आम आदमी का अधिकार



भारतीय विशिष्ट पहचान प्राधिकरण
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

S/O: चाँद रतन करननी, 70 मेर्लिन
नॉर्थ स्टार, पी.सी घोष रोड, बनफुल
अबसाँ के पास, लेक शहर कोलकाता,
स्रीभूमि, सीभूमि, सीभूमि, नॉर्थ 24
परगनास, वेस्ट बंगाल, 700048

Address:
S/o: chand ratan karnani, 70
merlin north star, P.c ghosh road,
Near banaful abason, Lake town
kolkata, Sreebhumi, Sreebhumi,
Sreebhumi, North 24 parganas,
West bengal, 700048



1947
1800 300 1947

help@uidai.gov.in

www.uidai.gov.in

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

स्थायी लेखा संख्या /PERMANENT ACCOUNT NUMBER

AJYPK1604M



नाम /NAME

SURENDRA KUMAR KARNANI

पिता का नाम /FATHER'S NAME

RATAN CHAND KARNANI

जन्म तिथि /DATE OF BIRTH

23-03-1952

हस्ताक्षर /SIGNATURE

Surendra Kumar Karnani

[Signature]

आयकर आयुक्त, (कमु., अपा.), कोल.

COMMISSIONER OF INCOME-TAX(C.O.), KOLKATA



ভাৰতীয় নিৰ্বাচন কমিশ্যন
 INDIA
 ELECTION COMMISSION OF INDIA
 IDENTITY CARD

KNH6583660



নিৰ্বাচকের নাম : বপি ডাস

Elector's Name : Bapi Das

পিতার নাম : সুনীল ডাস

Father's Name : Sunil Das

লিঙ্গ/Sex : পুরু / M

জন্ম তারিখ : 24/11/1974

Date of Birth

Roll No. 20110
 Name
 Mr. Sarat Chandra Ghosh, P.O. No.
 120/130G HMC, Kasba, Kolkata-700031
 Date of Birth: 24/11/1974

Address

120 SARAT CHOSH GARDEN ROAD, PR. NO
 120/130G HMC, KASBA, KOLKATA-700031

Date: 26/11/2019

149 - কলকাতা নিৰ্বাচন ক্ষেত্ৰৰ নিৰ্বাচক নিবন্ধন
 আধিকাৰিত্বকৰ ব্যক্ত্যৰ অনুমতি

Facsimile Signature of the Electoral
 Registration Officer for

149 - Karsba Constituency

নিৰ্বাচক নিৰ্বাচক হিচাপে কলকাতা নিৰ্বাচন ক্ষেত্ৰৰ নিৰ্বাচক নিবন্ধন
 আধিকাৰিত্বকৰ ব্যক্ত্যৰ অনুমতি
 প্ৰাপ্ত হোৱাৰ পৰা এই পৰিচয়পত্ৰৰ ব্যৱহাৰ উচিত নহ'ব।

Please do not mention this Card No.
 in the name of the person including your name in the
 list at the registered address and to obtain the card
 with your name.

146 / 132



ভারতের নির্বাচন কমিশন
পরিচয় পত্র
ELECTION COMMISSION OF INDIA
IDENTITY CARD

KNH6583660



নির্বাচকের নাম : বপি ডাস

Elector's Name : Bapi Das

পিতার নাম : সুনীল ডাস

Father's Name : Sunil Das

লিঙ্গ/Sex : পুরুষ / M

জন্ম তারিখ : 24/11/1974

Date of Birth

KNH6583660

বিশেষ

127 সারথী গির্জা গার্ডেন রোড, প্র. নং
120 1326, কাসবা, কলকাতা মিউনিসিপাল
কর্পোরেশন, কলকাতা-700031

Address:

127 SARATHI CHURCH GARDEN ROAD, PR. NO.
120 1326, KASBA, KOLKATA-700031

Date: 26/11/2019

149- কাসবা নির্বাচন কেন্দ্রের নির্বাচক নিবন্ধন
আধিকারিকের স্বাক্ষরের প্রতীক

Facsimile Signature of the Electoral
Registration Officer for

149- Kasba Constituency

নিবন্ধিত ঠিকানা এবং বর্তমান ঠিকানার ভেদে নির্বাচক নিবন্ধন
কার্ডের প্রতীক স্বাক্ষর করলে নির্বাচক নিবন্ধন পরিচয়পত্র পাওয়ার
সময় নির্বাচক নিবন্ধন পরিচয়পত্রের নথিটি উল্লেখ করুন।

If you are at an address mention this Card No.
when you apply for including your name in the
electoral register at that address and to obtain the card

146 / 132

=====
DATED THISDAY OF NOVEMBER 2021
=====

POWER OF ATTORNEY

EXECUTED BY THE Owners ON
BEHALF OF: GOPAL DUTT SEVA
SADAN, SMT. PAPIA BASU and SMT.
SOFIA MITRA.

In favour of:

(1) MR. SURENDRA KUMAR
KARNANI

(2) MR. DINESH G. SANGHVI
- CONSTITUTED ATTORNEYS

Re: Premises No. 94/1B, Sri
Aurobindo Sarani, Kolkata -
700 006.

Major Information of the Deed

| | | | |
|---|--|---------------------------------|------------|
| Deed No : | I-1904-14056/2021 | Date of Registration | 12/11/2021 |
| Query No / Year | 1904-8002336192/2021 | Office where deed is registered | |
| Query Date | 12/11/2021 1:14:08 PM | 1904-8002336192/2021 | |
| Applicant Name, Address & Other Details | BAPI DAS
ALIPORE POLICE COURT,Thana : Alipore, District : South 24-Parganas, WEST BENGAL, PIN - 700027, Mobile No. : 9831940720, Status :Advocate | | |
| Transaction | Additional Transaction | | |
| [0138] Sale, Development Power of Attorney after Registered Development Agreement | | | |
| Set Forth value | Market Value | | |
| | Rs. 5,69,32,559/- | | |
| Stampduty Paid(SD) | Registration Fee Paid | | |
| Rs. 100/- (Article:48(g)) | Rs. 11/- (Article:E, M(b)) | | |
| Remarks | Development Power of Attorney after Registered Development Agreement of [Dccd No/Year]:- 190414028/2021 Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area) | | |

Land Details :



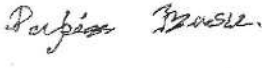



District: Kolkata, P.S:- Burtola, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Aurobinda Sarani, , Premises No: 94/1B, , Ward No: 017 Pin Code : 700006

| 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 | 7 Katha 5 Chatak 10 Sq Ft | | 5,01,82,559/- | Property is on Road , Project Name : |
| Grand Total : | | | | 12.0885Dec | 0 /- | 501,82,559 /- | |

Structure Details :

| Sch No | Structure Details | Area of Structure | Setforth Value (In Rs.) | Market value (In Rs.) | Other Details |
|---|-------------------|--------------------|-------------------------|-----------------------|---------------------------|
| S1 | On Land L1 | 10000 Sq Ft. | 0/- | 67,50,000/- | Structure Type: Structure |
| <p>Gr. Floor, Area of floor : 5000 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 : 5000 Sq Ft.,Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Pucca, Extent of Completion: Complete</p> | | | | | |
| Total : | | 10000 sq ft | 0 /- | 67,50,000 /- | |









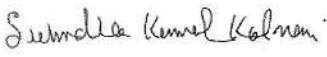
Principal Details :

| SI No | Name,Address,Photo,Finger print and Signature | | | |
|-------|--|--|---|---|
| 1 | Gopal Dutt Seva Sadan
50/1A, Hari Ghosh Street,, City:- Kolkata, P.O:- Beadon Street, P.S:-Burtola, District:-Kolkata, West Bengal, India, PIN:- 700006 , PAN No.:: AAxxxxxx1C,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative | | | |
| 2 | Name
Mrs Papia Basu
Wife of Mr Siddhartha Basu
Executed by: Self, Date of Execution: 12/11/2021
, Admitted by: Self, Date of Admission: 12/11/2021 ,Place : Office | Photo
 | Finger Print
 | Signature
 |
| | 12/11/2021 | LTI
12/11/2021 | 12/11/2021 | |
| | SISIR NILOY 3rd Floor 15, Hari Ghosh Street,, Flat No: 4A, City:- Kolkata, P.O:- Beadon Street, P.S:-Burtola, District:-Kolkata, West Bengal, India, PIN:- 700006 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: ADxxxxxx1J, Aadhaar No: 81xxxxxxxx0586, Status :Individual, Executed by: Self, Date of Execution: 12/11/2021 , Admitted by: Self, Date of Admission: 12/11/2021 ,Place : Office | | | |
| 3 | Name
Mrs Sofia Mitra
Wife of Mr Kalyan Mitra
Executed by: Self, Date of Execution: 12/11/2021
, Admitted by: Self, Date of Admission: 12/11/2021 ,Place : Office | Photo
 | Finger Print
 | Signature
 |
| | 12/11/2021 | LTI
12/11/2021 | 12/11/2021 | |
| | Block BA - 74, Salt Lake City Bidhannagar CC Block, Sector - I, Flat No: 4A, City:- , P.O:- Bdhannagar, P.S:-North Bidhannagar, District:-North 24-Parganas, West Bengal, India, PIN:- 700064 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: AExxxxxx3N, Aadhaar No: 39xxxxxxxx4832, Status :Individual, Executed by: Self, Date of Execution: 12/11/2021 , Admitted by: Self, Date of Admission: 12/11/2021 ,Place : Office | | | |




Attorney Details :

| SI No | Name,Address,Photo,Finger print and Signature | | | |
|-------|---|--|--|--|
| 1 | NOBLE ESTATES
5/3, Pankajini Chatterjee Road,, City:- , P.O:- Tollygunge, P.S:-Charu Market, District:-South 24-Parganas, West Bengal, India, PIN:- 700033 , PAN No.:: AAxxxxxx9C,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative | | | |

Representative Details :

| Sl No | Name,Address,Photo,Finger print and Signature | | | |
|--|--|---|--|---|
| 1 | <p>Name</p> <p>Mr Kalyan Mitra
 Son of Late Nirendra Nath Mustafi
 Date of Execution - 12/11/2021, , Admitted by: Self, Date of Admission: 12/11/2021, Place of Admission of Execution: Office</p> | <p>Photo</p>  <p>Nov 12 2021 1:52PM</p> | <p>Finger Print</p>  <p>LTI
12/11/2021</p> | <p>Signature</p>  <p>12/11/2021</p> |
| <p>Block BA - 74, Salt Lake City CC Block, Sector – I, City:- , P.O:- Bidhannagar, P.S:-North Bidhannagar, District:-North 24-Parganas, West Bengal, India, PIN:- 700064, Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: India, , PAN No.:: AFxxxxxx9D,Aadhaar No Not Provided by UIDAI Status : Representative, Representative of : Gopal Dutt Seva Sadan (as PRESIDENT)</p> | | | | |
| 2 | <p>Name</p> <p>Mr DINESH G SANGHVI (Presentant)
 Son of Late GOPALJI V SANGHVI
 Date of Execution - 12/11/2021, , Admitted by: Self, Date of Admission: 12/11/2021, Place of Admission of Execution: Office</p> | <p>Photo</p>  <p>Nov 12 2021 1:53PM</p> | <p>Finger Print</p>  <p>LTI
12/11/2021</p> | <p>Signature</p>  <p>12/11/2021</p> |
| <p>, 5/3, PANKAJINI CHATTERJEE ROAD, City:- Kolkata, P.O:- TOLLYGUNGE, P.S:-Charu Market, District:-South 24-Parganas, West Bengal, India, PIN:- 700033, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AVxxxxxx2K, Aadhaar No: 21xxxxxxxx4698 Status : Representative, Representative of : NOBLE ESTATES (as PARTNER)</p> | | | | |
| 3 | <p>Name</p> <p>Mr SURENDRA KUMAR KARNANI
 Son of Late CHAND RATAN KARNANI
 Date of Execution - 12/11/2021, , Admitted by: Self, Date of Admission: 12/11/2021, Place of Admission of Execution: Office</p> | <p>Photo</p>  <p>Nov 12 2021 2:13PM</p> | <p>Finger Print</p>  <p>LTI
12/11/2021</p> | <p>Signature</p>  <p>12/11/2021</p> |
| <p>, 70, MERLIN NORTH STAR, P C GHOSH ROAD, City:- Kolkata, P.O:- SREEBHUMI, P.S:-Lake Town, District:-North 24-Parganas, West Bengal, India, PIN:- 700048, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AJxxxxxx4M, Aadhaar No: 61xxxxxxxx9769 Status : Representative, Representative of : NOBLE ESTATES (as PARTNER)</p> | | | | |

Identifier Details :

| Name | Photo | Finger Print | Signature |
|--|---|---|---|
| Mr BAPI DAS
Son of Late S DAS
, ALIPORE POLICE COURT, City:-
Kolkata, P.O:- Alipore, P.S:-Alipore,
District:-South 24-Parganas, West
Bengal, India, PIN:- 700027 |  |  |  |
| | 12/11/2021 | 12/11/2021 | 12/11/2021 |
| Identifier Of Mrs Papia Basu, Mrs Sofia Mitra, Mr Kalyan Mitra, Mr DINESH G SANGHVI, Mr SURENDRA KUMAR KARNANI | | | |

Transfer of property for L1

| SI.No | From | To. with area (Name-Area) |
|-------|-----------------------|---------------------------|
| 1 | Gopal Dutt Seva Sadan | NOBLE ESTATES-4.02951 Dec |
| 2 | Mrs Papia Basu | NOBLE ESTATES-4.02951 Dec |
| 3 | Mrs Sofia Mitra | NOBLE ESTATES-4.02951 Dec |

Transfer of property for S1

| SI.No | From | To. with area (Name-Area) |
|-------|-----------------------|-----------------------------------|
| 1 | Gopal Dutt Seva Sadan | NOBLE ESTATES-3333.33333300 Sq Ft |
| 2 | Mrs Papia Basu | NOBLE ESTATES-3333.33333300 Sq Ft |
| 3 | Mrs Sofia Mitra | NOBLE ESTATES-3333.33333300 Sq Ft |

Endorsement For Deed Number : I - 190414056 / 2021

On 12-11-2021

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 13:35 hrs on 12-11-2021, at the Office of the A.R.A. - IV KOLKATA by Mr DINESH G SANGHVI .

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 5,69,32,559/-

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

Execution is admitted on 12/11/2021 by 1. Mrs Papia Basu, Wife of Mr Siddhartha Basu, SISIR NILOY 3rd Floor 15, Hari Ghosh Street,, Flat No: 4A, P.O: Beadon Street, Thana: Burtola, , City/Town: KOLKATA, Kolkata, WEST BENGAL, India, PIN - 700006, by caste Hindu, by Profession House wife, 2. Mrs Sofia Mitra, Wife of Mr Kalyan Mitra, Block BA - 74, Salt Lake City Bidhannagar CC Block, Sector - I, Flat No: 4A, P.O: Bdhannagar, Thana: North Bidhannagar, , North 24-Parganas, WEST BENGAL, India, PIN - 700064, by caste Hindu, by Profession House wife

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

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

Execution is admitted on 12-11-2021 by Mr Kalyan Mitra, PRESIDENT, Gopal Dutt Seva Sadan, 50/1A, Hari Ghosh Street,, City:- Kolkata, P.O:- Beadon Street, P.S:-Burtola, District:-Kolkata, West Bengal, India, PIN:- 700006

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 12-11-2021 by Mr DINESH G SANGHVI, PARTNER, NOBLE ESTATES, 5/3, Pankajini Chatterjee Road,, City:- , P.O:- Tollygunge, P.S:-Charu Market, District:-South 24-Parganas, West Bengal, India, PIN:- 700033

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 12-11-2021 by Mr SURENDRA KUMAR KARNANI, PARTNER, NOBLE ESTATES, 5/3, Pankajini Chatterjee Road,, City:- , P.O:- Tollygunge, P.S:-Charu Market, District:-South 24-Parganas, West Bengal, India, PIN:- 700033

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 11/- (E = Rs 7/- ,M(b) = Rs 4/-) and Registration Fees paid by Cash Rs 11/-

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 50/- and Stamp Duty paid by Stamp Rs. 100/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 58, Amount: Rs.100/-, Date of Purchase: 06/08/2018, Vendor name: H Mukherjee



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

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1904-2021, Page from 690861 to 690894
being No 190414056 for the year 2021.



Mm
Digitally signed by MOHUL
MUKHOPADHYAY
Date: 2021.11.30 12:05:54 +05:30
Reason: Digital Signing of Deed.

(Mohul Mukhopadhyay) 2021/11/30 12:05:54 PM
ADDITIONAL REGISTRAR OF ASSURANCE
OFFICE OF THE A.R.A. - IV KOLKATA
West Bengal.

(This document is digitally signed.)