

10001176/2022

I-001167/2022



पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL S/N = (8) 1324190/2022 AG 756323

It is stated that the stamp is to be used for registration. The stamp and the endorsement where applicable with the document are the part of the document.

[Handwritten Signature]

J. Sub-Registrar
South 24 Pargana

DEVELOPMENT POWER OF ATTORNEY

(After Registration of Development Agreement)

05 MAY 2022
05 MAY 2022

KNOW ALL MEN BY THESE PRESENTS that We 1) **SRI NILOY DATTA** [PAN- AIIPD2675G] [Aadhaar No.3670 3708 4049], Son of Sri Dilip Kumar Datta, by faith Hindu, by Nationality Indian, by occupation Service, residing at 78/1, Thakurbari Sarani, Post Office & Police Station- Belgharia, Kolkata - 700083, North 24 Parganas and 2) **BEPARI DEVELOPERS PRIVATE LIMITED, [PAN AAHCB2128C]**, a private limited company under Company Act, 1956, having its registered office at 235, Nayabad (Nabodit), Post Office - Mukundapur, Police Station- Purba Jadavpur, at present Panchasayar, Kolkata - 700 099,

Sankar Bandhopadhyay

BEPARI DEVELOPERS PVT. LTD.
Sankar Bandhopadhyay

Director

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22/05/2022
05/05/2022*

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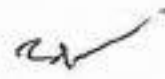
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29 APR 2022

SL No..... Date.....
Rs.....
Name..... *Niranjan Karmakar*
Advocate
Address..... Calcutta High Court


SMRITI NIKASH DAS
Govt. License Stamp Vendor
Alipore Police Court
Kpi-21




District Sub-Registrar-I
Alipore South 24 Parganas

05 MAY 2022

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Niranjan Karmakar
Adv.
late D.M. Karmakar
High Court Calcutta

represented by its Director **SRI SANKAR PRASAD BEPARI** [PAN AQGPB2242R] [Aadhaar No. 3462 0869 4688], S/o Sri Shyamlal Bepari, by faith Hindu, by occupation Business, by Nationality Indian, residing at 235, Nayabad (Nabodit), Post Office- Mukundapur, Police Station- Purba Jadavpur, Kolkata-700 099, hereinafter called and referred to as the **"PRINCIPAL" SEND GREETINGS.**

WHEREAS Niloy Datta, the Land owner No. 1 herein has purchased the Homestead land measuring about 2 Cottah 11 Chittak 00 Sq.ft. with a small structure lying and situated at Block-A, Plot No.- 27, Mouza- Nayabad, J.L. No.- 25 Touzi No. 56, R.S. Dag No.- 195, R.S. Khatian No.- 117 within the K.M.C. Ward No.-109, Premises No.- 913, Nayabad, Kolkata- 700099, from One Shyamal Kumar Dey and Tapasi Dey on 09-07-2010 for the consideration written thereon and which was registered in the office of D.S.R. III, Alipore and duly recorded in its Book No.- I, C.D. Volume No. 10, Pages from 6209 to 6226, Being No. 05269 for the year 2010 and mutated his name in the Kolkata Municipal Corporation.

AND WHEREAS BEPARI DEVELOPERS PVT. LTD, the OWNER No. 2 have purchased the Shali land measuring about 2 Cottah 12 Chittak 36 Sq.ft. lying and situated at Plot No.- P-26, Mouza- Nayabad, J.L. No.- 25 Touzi No. 56, R.S. Dag No.- 195, R.S. Khatian No.- 117 & 118 within the K.M.C. Ward No.-109, Premises No.- 1138, Nayabad, Kolkata- 700099, from One Animesh Thakur on 28-02-2022 for the consideration written thereon and which was registered in the office of D.S.R. I, Alipore and duly recorded in its Book No.- I,

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BEPARI DEVELOPERS PVT. LTD.

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Volume No. 1601-2022, Pages from 37007 to 37036, Being No. 160100683 for the year 2022 and mutated their name in the Kolkata Municipal Corporation.

AND WHEREAS the OWNERS herein have now decided to develop their said plot of land by constructing G+ 4 storied building with Lift over the same but due to shortage of sufficient funds as well as proper skill to complete the construction works of the said the OWNERS herein decided to engage and appoint BEPARI DEVELOPERS PVT. LTD., a Private Ltd. Company under Companies Act, 1956 having its registered office at 235, Nayabad (Nabodit), Post Office - Mukundapur, Police Station- Purba Jadavpur, at present Panchasayar, Kolkata - 700 099, represented by one of its Directors SRI SANKAR PRASAD BEPARI son of Sri Shyamlal Bepari, residing at 235, Nayabad (Nabodit), Post Office - Mukundapur, Police Station- Purba Jadavpur, Kolkata - 700 099, the DEVELOPER herein to develop his said plot of land by constructing G+4 storied building, comprising various numbers of Flats as per the drawing plan and specification which will be approved and duly signed by the Land Owner and sanctioned by the competent authority of the Kolkata Municipal Corporation and in conformity with the said details of construction under and subject to the terms and conditions thereafter written and agreed by and between the parties.

AND WHEREAS as the owners/Principal being not possible for them to look after, manage, control and supervise the development of the said premises and are also could not attend the respective offices for taking necessary steps such as obtaining sanction Building Plan, Completion Certificate, Drainage

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BEPARI DEVELOPERS PVT. LTD.

Sankar Prasad Bepari

Director

electric, water etc., and to attend registration offices for sale of flats of Developer's allocation the new constructed building.

AND WHEREAS the owners herein being desirous of raising a G + 4 storied building over the said property entered into a Development Agreement being No. 162.10.1166 dated 05.05.72 duly registered before the District Sub-Registrar-I, with **BEPARI DEVELOPERS PRIVATE LIMITED, [PAN AAHCB2128C]**, a private limited company under Company Act, 1956, having its registered office at 235, Nayabad (Nabodit), Post Office - Mukundapur, Police Station- Purba Jadavpur, at present Panchasayar, Kolkata - 700 099, represented by its Director & Authorised signatory **SRI SANKAR PRASAD BEPARI (PAN AQGPB2242R) [Aadhaar No. 3462 0869 4688]**, son of Sri Shyamlal Bepari, by faith Hindu, by occupation Business, by Nationality Indian, residing at 235, Nayabad (Nabodit), Post Office- Mukundapur, Police Station- Purba Jadavpur, Kolkata-700 099.

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AND WHEREAS now it has become necessary and expedient to authorize and empower the said Developers to do all acts, deeds, matters and things for smooth running of the proposed construction work and allied works thereto for earlier completion thereof.

NOW KNOW ALL BY THESE PRESENTS that We, 1) **SRI NILOY DATTA [PAN-AIIPD2675G] [Aadhaar No.3670 3708 4049]**, Son of Sri Dilip Kumar Datta, by faith Hindu, by Nationality Indian, by occupation Service, residing at 78/1, Thakurbari Sarani, Post Office & Police Station- Belgharia, Kolkata - 700083, North 24 Parganas and 2) **BEPARI DEVELOPERS PRIVATE LIMITED, [PAN AAHCB2128C]**, a private limited company under Company Act, 1956, having

Sankar Prasad Bepari

its registered office at 235, Nayabad (Nabodit), Post Office - Mukundapur, Police Station- Purba Jadavpur, at present Panchasayar, Kolkata - 700 099, represented by its Director **SRI SANKAR PRASAD BEPARI** [PAN AQGPB2242R] [Aadhaar No. 3462 0869 4688], S/o Sri Shyamlal Bepari, by faith Hindu, by occupation Business, by Nationality Indian, residing at 235, Nayabad (Nabodit), Post Office- Mukundapur, Police Station- Purba Jadavpur, Kolkata-700 099, do hereby nominate, constitute and appoint **BEPARI DEVELOPERS PRIVATE LIMITED, [PAN AAHCB2128C]**, a private limited company under Company Act, 1956, having its registered office at 235, Nayabad (Nabodit), Post Office - Mukundapur, Police Station- Purba Jadavpur, at present Panchasayar, Kolkata - 700 099, represented by its Director & Authorised signatory **SRI SANKAR PRASAD BEPARI (PAN AQGPB2242R) [Aadhaar No. 3462 0869 4688]**, son of Sri Shyamlal Bepari, by faith Hindu, by occupation Business, by Nationality Indian, residing at 235, Nayabad (Nabodit), Post Office- Mukundapur, Police Station- Purba Jadavpur, Kolkata-700 099, as our true and lawful constituted ATTORNEY in our names and on our behalf to do or execute or caused to be done and executed all such acts, deeds, matters and things in our names and on our behalf relating to the said property fully mentioned in the Schedule 'A' & 'A1' hereunder written jointly or severally.

1. To hold the possession of the said property as hereinabove mentioned and also mentioned in the schedule A' & 'A1' hereunder written as if we have been holding and possessing and to maintain and manage all the affairs

Seena Bepari

of the said property and to protect the same in all manners and to take all steps for the said purpose the manner as may be thought, fit, proper and expedient including initiating criminal or civil actions and taking Police help and incurring costs and expenses and appointing guards and watchmen and to maintain peaceful and vacant possession of the said property.

2. To hold the said premises and thereby measured it through the government and or private surveyor and on actual measurement to apply for the building sanction plan and for obtaining the developer will bear all the cost towards the survey and corporation fees for the sanction of building plan without making liable to the owners in any manner whatsoever.
3. To appoint consultants and experts for soil testing and also to appoint and engage Architects, Engineers, Structural Engineers, Drainage and Plumbing Engineers/Experts, Electrical Engineers and Contractors and all others experts or Consultants as may be deemed necessary by the Developers for developing the said property and bear all the cost regarding the same and also upon sanction of plan on payment of the fees obtained from the office of the building department of the Kolkata Municipal Corporation.
4. To draw and/or prepare the necessary Plan(s) and/or applications for requisite permission and/or sanctions for development and construction

Sankar Band Bepari

of the proposed building into and over the said property as may be necessary and for the said purpose to sign, verify and re-verify all applications, forms, undertakings, declarations, papers and documents.

5. To sign all papers and documents and applications and letters necessary for seeking permission from the authorities concerned and all other departments for obtaining permissions for development and construction of the said Premises.
6. To appear and represent us before the Kolkata Municipal Corporation, Calcutta Electric Supply Corporation, B. L. & L.R.O. Collector, Land Acquisition & Requisition Department, K.M.D. A. (Kolkata Metropolitan Development Authority), K.I.T. (Kolkata Improvement Trust), Survey Department (W.B.), Land Ceiling Department, Police Station, Income Tax Department, Court, Tribunal etc. and all or any Government or Semi-Government, Private body or authority concerned and to sign and execute all papers and documents as may be required and do all acts, deeds and things that may be necessary.
7. To do in general all matters and things that may be necessary for the work of construction and to enter into all correspondence and sign all letters and papers, documents, letters, applications, declarations, indemnity bond, undertaking and to file and defend all suit, proceedings, litigations, appeals and arising out the contract and/or termination thereof and/or development of the said Premises and construction of building and all

Sankar Banerjee

matters connected with the said project and to file all returns and comply with the provisions of statutes/rules and do other compliances that may be required from time to time by Government/Authority as may be deemed necessary by the Developer for developing the said Premises.

8. To take steps and appear in all legal proceedings concerning the said property and to sign, verify all papers including Plaints, Written Statements, Affidavit, Petitions, Pleadings, Compromises Appeals, Vokatatnamas that may be necessary in this behalf and to deal with and/or negotiate with any person and/or occupier in the said Premises and to take necessary steps which our said ATTORNEY at their own discretion shall think fit and proper.
9. To sign, execute and deliver all or any Agreement and all instruments pertaining to the Developer's allocation in terms of the said Development Agreement and to execute and register any Gift Deed in favour of the Kolkata Municipal Corporation, Boundary Declaration or any other Deed's in favour of the Kolkata Municipal Corporation that may be required for obtaining sanction Building Plan, Sale Deed/Transfer Deed in favour of intending Purchaser /Purchasers or before Notary Public or before any Oath Commissioner for similar purposes and development and portions of the building or apportionment to be construction at the said Premises.

Sankar Banerjee

10. To enter into Agreement Instrument for negotiations or to finalise all sale and purchase proceedings pertaining to the Developer's allocation (save and except Owners' Allocation) of the building to be constructed at the said Premises on such terms and conditions considerations, stipulations, provisions as our said ATTORNEY shall think fit and proper with any prospective Purchaser/Buyer(s) and to accept therefore any amount in advance/earnest money and agree to payment in installments and the manner of full and final payment and to give valid receipts and discharges in respect thereof and to put the Purchaser/ Purchasers in possession of the Flat or portion agreed to be sold and/or transferred save and except the Owners' allocation.
11. To deliver possession and/or make over the constructed Flats/ Office/Car Parking Space pertaining to the Developer's allocation in terms of the said Development Agreement and to issue letter of possession in respect thereof and to do all and everything that shall be necessary for completing the sale, lease, assign or otherwise in compromise of the deal finalized, but such delivery of possession in favour of the intending Purchasers shall not be made until the Promoter/Developer hand over the Flat to the Owners in terms of the Agreement for Development.
12. To file complaint with the Officer-in-Charge of Panchasayar Police Station and other senior department of Police or any other concerned authority.

Sankar Prasad Dasgupta

for protecting the said Property /Premises and/or the buildings to be constructed thereon against all unlawful acts, if done by anybody and prosecute the same.

13. To commence, prosecute, enforce, defend, answer and oppose allocations and other legal proceedings and demands, writ applications and any and all other proceedings touching any of the matters concerning the said property or any part thereof and to compromise, settle refer to arbitration and to settle and compromise all such actions and suits as shall be decided by our said ATTORNEY.
14. To engage Solicitors, Advocates, and other legal agents and sign all Vokatnama, Powers, authorisations and to revoke such appointments and to appoint others in his place and to make payment of their fees.
15. To pay and deposit all rates, taxes, sanction fees and all other charges, expenses and outgoings whatsoever payable for and on account of the said Premises or any part thereof and similarly to receive all incomings receivable for and on account of the said Premises or any part thereof and grant receipts confirmations and acknowledgments.
16. To pay all such moneys and incur all costs, charges and expenses from time to time as shall be required for the purpose of development of the said Premises and construction of the building and completion thereof.

Sankar Prasad Bepari

17. To receive all moneys and grant receipts and discharges in respect of the amount to be received on sale and dispose of Flats/ Car Parking Space etc., save and except Owners' allocation.
18. To obtain Completion Certificate, Drainage Connection, Water Connection, Occupancy Certificate from the Kolkata Municipal Corporation and Electricity Connection from the CESC Limited and to bring utility services on behalf of us.
19. To do all such other acts, deeds and things as shall be necessary from time to time for and in relation to and/or in connection with the aforesaid matters of development of the said Property/Premises and construction of the buildings and completion of projects in connection with intended building and constructions thereof AND We the Principal hereto do confirm accept and agree that all such shall be always binding on us and We do hereby ratify and confirm and agree to confirm and ratify all such acts, deeds and things that shall be legally done by the said ATTORNEY by virtue of the authorities and powers hereby confirmed as our own acts, deeds and things as if done by us.
20. To pay and discharge all or any debt or debts, sum or sums due or hereafter to become due or owing by any person(s), Office, Local Authority relating to our said Premises and to receive valid receipt in our name and on our behalf.

Sankar Band Bopari

21. To sign a building plan or plans and documents in this regard with any authority of the Kolkata Municipal Corporation, and such other statutory or governing body as may be necessary pertaining to sanction of the proposed building at the said premises.
22. To supervise the construction of building at the cost of Principal through ATTORNEY at the said Municipal Premises within the jurisdiction of the Kolkata Municipal Corporation, and to sign all papers and documents and building plan on our behalf pertaining to the proposed building at the said premises.
23. To obtain sanction for electric connection, water connection, sewerage connection, or any other connection related to the construction of building on our aforesaid land and to sign any papers or documents related thereto pertaining to the said premises.
24. **AND GENERALLY** to do all acts as our said ATTORNEY in relating to the matters aforesaid pertaining to the said premises in which we are personally interested or concerned and on our behalf do all acts and things lawfully and effectually in all respect as ourselves could to the same and as if we would personally present within the power given by us to our ATTORNEY by this Power of ATTORNEY.
25. And we hereby agree that all acts, deeds and things lawfully done as not detrimental to our interest in any way and shall be considered as acts, deeds and things done by us and undertake to rectify and confirm all and

Suman Bandyopadhyay

whatever our said ATTORNEY shall lawfully do or cause to do forms the virtue of this Power of ATTORNEY.

AND IT IS HEREBY declare and confirm that Powers and authorities hereby granted and conferred shall remain in force during the period of construction and also the above mentioned owners shall not cancel this instrument until and unless the building shall be completed from all corners and further till the disposal of Developer's Allocation **PROVIDED HOWEVER** that the ATTORNEY shall not relate any financial liability on the Principals herein and shall always keep the Owner fully indemnified against all actions, suits, proceedings, costs, demands and expenses in respect thereof.

AND GENERALLY to do all acts, deeds, matters and things concerning the said Premises or in relation to the said Premises in which we may be interested and on our behalf to execute and do all acts, deeds, matters and things as fully and effectually in all respects as we ourselves could do the same, if personally present.

AND we hereby for ourselves, ratify and confirm, and agree to ratify and confirm all and whatsoever our said ATTORNEY shall lawfully do or cause to be done in or about the said Premises notwithstanding no express power in that behalf is herein provided.

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SCHEDULE-"A" OF THE LAND ABOVE REFERRED
(Description of Land of Principal No. 1)

ALL THAT piece and parcel of Homestead land measuring more or less 2 Cottah 11 Chittak 00 Sq.ft. togetherwith 100 sq.ft. R.T. shed structure lying and situated at Block-A, Plot No.- 27, Mouza- Nayabad, J.L. No.- 25 Touzi No. 56, R.S. & L.R. Dag No.- 195, R.S. Khatian No.- 117 corresponding to L.R. Khatian No.- 2393 within the K.M.C. Ward No.-109, Premises No.- 913, Nayabad, Kolkata- 700099, being Assessee No.-31-109-08-0913-5, along with all rights ingress and egress easement rights together with right, title interest possession which butted and bounded by:-

ON THE NORTH : By 30'ft. wide K.M.C. Road

ON THE SOUTH: By Scheme Plot No. 35.

ON THE EAST : By Scheme Plot No. 26.

ON THE WEST : By 30'ft. wide Road.

SCHEDULE-"A1" OF THE LAND ABOVE REFERRED
(Description of Land of Principal No. 2)

ALL THAT piece and parcel of Shali land measuring more or less measuring about 2 Cottah 12 Chittak 36 Sq.ft. lying and situated at Plot No.- P-26, Mouza- Nayabad, J.L. No.- 25 Touzi No. 56, R.S. Dag No.- 195, R.S. Khatian No.- 117 & 118 within the K.M.C. Ward No.-109, Premises No.-1138, Nayabad, Kolkata- 700099, being Assessee No. 31-109-08-1138-5, along with all rights ingress and egress easement rights together with right, title interest possession which butted and bounded by:-

ON THE NORTH : By 30'ft. wide common passage

ON THE SOUTH: By Plot No. P-25.

ON THE EAST : By Plot No. P-36

ON THE WEST : By Plot No. P-27.

Sd/- *Prasad Bepari*

IN WITNESS WHEREOF the parties herein set and subscribed their respective hands and seals on the 5th day of May 2022.

SIGNED AND DELIVERED

BY THE PARTIES AT KOLKATA

IN THE PRESENCE OF :

WITNESSES :-

1. Gautam Mondal 1.
B/26, Naya bad
Kolkata - 99

(Signature)
Director

2. BEPARI DEVELOPERS PVT. LTD
Sankar Banad Bepari

Director
Signature of the PRINCIPALS

Accepted the Power and undertake to perform accordingly:

2. Gautam Kr. Mondal
Adv.
Alipore Judges Court
Kolkata

Sankar Banad Bepari
Signature of the ATTORNEY

Drafted by:

Niranjan Karmakar

Niranjan Karmakar
Advocate

WB-691/1993
Calcutta High Court












Director














[Handwritten signature]

Registrar, South 24 Parganas

05 MAY 2022

PRESENTANT / EXECUTANT		THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
	RIGHT HAND					
	LEFT HAND					

NAME NILOY DATTA SIGNATURE 

PRESENTANT / EXECUTANT		THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
	RIGHT HAND					
	LEFT HAND					

NAME SANKAR PRASAD BEPARI SIGNATURE Sankar Prasad Bepari

PRESENTANT / EXECUTANT		THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
	RIGHT HAND					
	LEFT HAND					

NAME SIGNATURE

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

NILOY DATTA

DILIP KUMAR DATTA

11/12/1974

Permanent Account Number

ANPD2675G

Signature



08132105

Datta
Datta



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Unique Identification Authority of India

Government of India

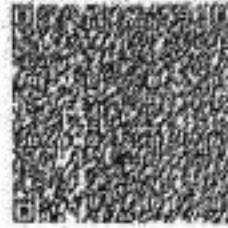
ನೋಂದಾವಣೆ ಕ್ರಮ ಸಂಖ್ಯೆ / Enrollment No.: 0000/00504/94951

To
 ನಿಲಯ ದತ್ತ
 Niloy Datta
 C/O
 B-115, Venkatesh Palm Groves Venkatesh Coconut
 Garden
 Seegahalli Vgro Nagar Post
 Bangalore North
 Virgonagar
 Bengaluru
 Karnataka 560049
 9916447772

1711 12318
116815040



ME168150403FH



ನಿಮ್ಮ ಆಧಾರ್ ಸಂಖ್ಯೆ / Your Aadhaar No. :

3670 3708 4049

ನನ್ನ ಆಧಾರ್, ನನ್ನ ಗುರುತು



ಭಾರತ ಸರ್ಕಾರ

Government of India



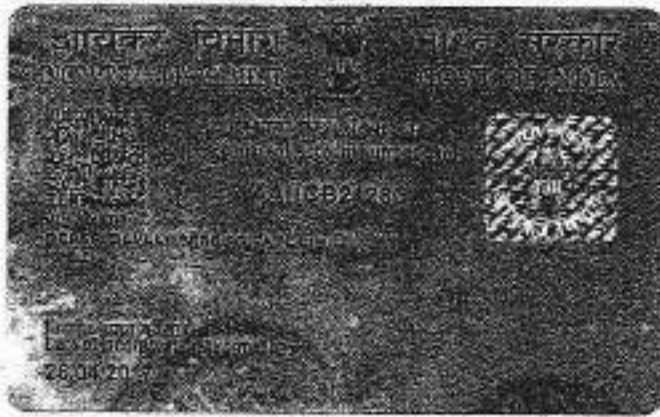
ನಿಲಯ ದತ್ತ
 Niloy Datta
 ಜನ್ಮ ದಿನಾಂಕ / DOB : 11/12/1974
 ಷರಣ / Male



Handwritten signature of Niloy Datta

3670 3708 4049

ನನ್ನ ಆಧಾರ್, ನನ್ನ ಗುರುತು



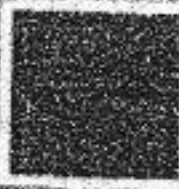
Sankar Brand Paper

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT OF INDIA



आयकर पहचान संख्या
PAN Number
AQGPB2242R



आयकर दाता का नाम
TAXPAYER'S NAME
SHYAMAL DEBARI

आयकर दाता का पता
TAXPAYER'S ADDRESS

आयकर दाता का पता
TAXPAYER'S ADDRESS



Scanner Brand Paper

ভারত সরকার
Government of India




সংকর প্রসাদ বোপারী
Sankar Prasad Bopari
পিতা : শ্যামলাল বোপারী
Father : Shyamal Bopari
সময়সীমা / DOB : 04/09/1973
পুংস / Male



3462 0869 4688

আধার - সাধারণ মানুষের অধিকার


ভারতীয় পরিচয় প্রাধিকরণ
Unique Identification Authority of India





ঠিকানা:
235, নয়াবাদ, মুকুন্দপুর, দক্ষিণ
২৪ পরগনা, মুকুন্দপুর, পশ্চিম
বঙ্গ, 700099

Address:
235, NAYABAD, Mukundapur,
South 24 Parganas, Mukundapur,
West Bengal, 700099

3462 0860 4688

 1947
1800 300 1947

 help@uidai.gov.in

 www.uidai.gov.in

Sankar Prasad Bopari

Major Information of the Deed

Deed No :	I-1601-01167/2022	Date of Registration	05/05/2022
Query No / Year	1601-8001324190/2022	Office where deed is registered	
Query Date	05/05/2022 1:39:28 PM	D.S.R. - I SOUTH 24-PARGANAS, District: South 24-Parganas	
Applicant Name, Address & Other Details	NIRANJAN KARMAKAR HIGH COURT CAL.Thana : Hare Street, District : Kolkata, WEST BENGAL, PIN - 700001, Mobile No. : 9163491088, Status :Advocate		
Transaction	Additional Transaction		
[0138] Sale, Development Power of Attorney after Registered Development Agreement	[4308] Other than Immovable Property, Agreement [No of Agreement : 1]		
Set Forth value	Market Value		
Rs. 4/-	Rs. 1,03,37,320/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 100/- (Article:48(g))	Rs. 46/- (Article:E, E, M(b))		
Remarks	Development Power of Attorney after Registered Development Agreement of [Deed No/Year]- 160101166/2022 Received Rs. 50/- (FIFTY only) from the applicant for issuing the assesment slip.(Urban area)		

Land Details :

District: South 24-Parganas, P.S:- Purba Jadabpur, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Nayabad, , Premises No: 913, , Ward No: 109 Pin Code : 700099

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		2 Katha 11 Chatak	1/-	49,96,580/-	Width of Approach Road: 30 Ft., Adjacent to Metal Road, , Project Name :

District: South 24-Parganas, P.S:- Purba Jadabpur, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Nayabad, , Premises No: 1136, , Ward No: 109 Pin Code : 700099

Sch No	Plot Number	Khatian Number	Land Use Proposed	ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L2			Bastu		2 Katha 12 Chatak 36 Sq Ft	1/-	52,05,740/-	Width of Approach Road: 30 Ft., Adjacent to Metal Road, , Project Name :
Grand Total :					9.0544Dec	2 /-	102,02,320 /-	

Structure Details :




Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	100 Sq Ft.	1/-	67,500/-	Structure Type: Structure
Gr. Floor, Area of floor : 100 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Pucca, Extent of Completion: Complete					

on Land L2	100 Sq Ft.	1/-	67,500/-	Structure Type: Structure
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Gr. Floor, Area of floor : 100 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Pucca, Extent of Completion: Complete

Total :	200 sq ft	2 /-	1,35,000 /-
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Principal Details :



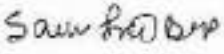


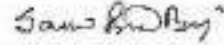
Sl No	Name,Address,Photo,Finger print and Signature			
1	Name Mr NILOY DATTA Son of Mr DILIP KUMAR DATTA Executed by: Self, Date of Execution: 05/05/2022 , Admitted by: Self, Date of Admission: 05/05/2022 ,Place : Office	Photo  05/05/2022	Finger Print  LTI 05/05/2022	Signature  05/05/2022
78/1, THAKURBARI SARANI, City:- , P.O:- BELGHARIA, P.S:-Belgharia, District:-North24-Parganas, West Bengal, India, PIN:- 700083 Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, PAN No.:: AIxxxxxx5G, Aadhaar No: 36xxxxxxxx4049, Status :Individual, Executed by: Self, Date of Execution: 05/05/2022 , Admitted by: Self, Date of Admission: 05/05/2022 ,Place : Office				
2	BEPARI DEVELOPERS PRIVATE LIMITED 235, NAYABAD NABODIT, City:- , P.O:- MUKUNDAPUR, P.S:-Purba Jadabpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700099 , PAN No.:: AAxxxxxx8C,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative			

Attorney Details :



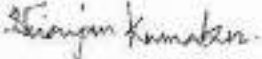
Sl No	Name,Address,Photo,Finger print and Signature
1	BEPARI DEVELOPERS PRIVATE LIMITED 235, NAYABAD NABODIT, City:- , P.O:- MUKUNDAPUR, P.S:-Purba Jadabpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700099 , PAN No.:: AAxxxxxx8C,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

Representative Details :

Name,Address,Photo,Finger print and Signature

1	Name	Photo	Finger Print	Signature
	Mr SANKAR PRASAD BEPARI (Presentant) Son of Mr SHYAMLAL BEPARI Date of Execution - 05/05/2022, , Admitted by: Self, Date of Admission: 05/05/2022, Place of Admission of Execution: Office	 <small>May 5 2022 1:55PM</small>	 <small>LTI 05/05/2022</small>	 <small>05/05/2022</small>
235, NAYABAD NABODIT, City:- , P.O:- MUKUNDAPUR, P.S:-Purba Jadabpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700099, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AQxxxxxx2R, Aadhaar No: 34xxxxxxxx4688 Status : Representative, Representative of : BEPARI DEVELOPERS PRIVATE LIMITED (as DIRECTOR) /				
2	Name	Photo	Finger Print	Signature
	Mr SANKAR PRASAD BEPARI Son of Mr SHYAMLAL BEPARI Date of Execution - 05/05/2022, , Admitted by: Self, Date of Admission: 05/05/2022, Place of Admission of Execution: Office	 <small>May 5 2022 1:55PM</small>	 <small>LTI 05/05/2022</small>	 <small>05/05/2022</small>
235, NAYABAD NABODIT, City:- , P.O:- MUKUNDAPUR, P.S:-Purba Jadabpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700099, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AQxxxxxx2R, Aadhaar No: 34xxxxxxxx4688 Status : Representative, Representative of : BEPARI DEVELOPERS PRIVATE LIMITED (as DIRECTOR)				

Identifier Details :

Name	Photo	Finger Print	Signature
Mr NIRANJAN KARMAKAR Son of Late D M KARMAKAR HIGH COURT CAL, City:- Kolkata, P.O:- G P O, P.S:-Hare Street, District:-Kolkata, West Bengal, India, PIN:- 700001	 <small>05/05/2022</small>	 <small>05/05/2022</small>	 <small>05/05/2022</small>
Identifier Of Mr NILOY DATTA, Mr SANKAR PRASAD BEPARI, Mr SANKAR PRASAD BEPARI			

of property for L1

From	To. with area (Name-Area)
Mr NILOY DATTA	BEPARI DEVELOPERS PRIVATE LIMITED-2.21719 Dec
BEPARI DEVELOPERS PRIVATE LIMITED	BEPARI DEVELOPERS PRIVATE LIMITED-2.21719 Dec

Transfer of property for L2

Sl.No	From	To. with area (Name-Area)
1	Mr NILOY DATTA	BEPARI DEVELOPERS PRIVATE LIMITED-2.31 Dec
2	BEPARI DEVELOPERS PRIVATE LIMITED	BEPARI DEVELOPERS PRIVATE LIMITED-2.31 Dec

Transfer of property for S1

Sl.No	From	To. with area (Name-Area)
1	Mr NILOY DATTA	BEPARI DEVELOPERS PRIVATE LIMITED-50.00000000 Sq Ft
2	BEPARI DEVELOPERS PRIVATE LIMITED	BEPARI DEVELOPERS PRIVATE LIMITED-50.00000000 Sq Ft

Transfer of property for S2

Sl.No	From	To. with area (Name-Area)
1	Mr NILOY DATTA	BEPARI DEVELOPERS PRIVATE LIMITED-50.00000000 Sq Ft
2	BEPARI DEVELOPERS PRIVATE LIMITED	BEPARI DEVELOPERS PRIVATE LIMITED-50.00000000 Sq Ft

BEPARI DEVELOPERS PVT. LTD.

Director

05-05-2022

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 13:50 hrs on 05-05-2022, at the Office of the D.S.R. - I SOUTH 24-PARGANAS by Mr SANKAR PRASAD BEPARI .

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 1,03,37,320/-

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

Execution is admitted on 05/05/2022 by Mr NILOY DATTA, Son of Mr DILIP KUMAR DATTA, 78/1, THAKURBARI SARANI, P.O: BELGHARIA, Thana: Belgharia, , North 24-Parganas, WEST BENGAL, India, PIN - 700083, by caste Hindu, by Profession Service

Indetified by Mr NIRANJAN KARMAKAR, , Son of Late D M KARMAKAR, HIGH COURT CAL, P.O: G P O, Thana: Hare Street, , City/Town: KOLKATA, Kolkata, WEST BENGAL, India, PIN - 700001, by caste Hindu, by profession Advocate

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

Execution is admitted on 05-05-2022 by Mr SANKAR PRASAD BEPARI, DIRECTOR, BEPARI DEVELOPERS PRIVATE LIMITED, 235, NAYABAD NABODIT, City:- , P.O:- MUKUNDAPUR, P.S:-Purba Jadabpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700099

Indetified by Mr NIRANJAN KARMAKAR, , Son of Late D M KARMAKAR, HIGH COURT CAL, P.O: G P O, Thana: Hare Street, , City/Town: KOLKATA, Kolkata, WEST BENGAL, India, PIN - 700001, by caste Hindu, by profession Advocate

Execution is admitted on 05-05-2022 by Mr SANKAR PRASAD BEPARI, DIRECTOR, BEPARI DEVELOPERS PRIVATE LIMITED, 235, NAYABAD NABODIT, City:- , P.O:- MUKUNDAPUR, P.S:-Purba Jadabpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700099

Indetified by Mr NIRANJAN KARMAKAR, , Son of Late D M KARMAKAR, HIGH COURT CAL, P.O: G P O, Thana: Hare Street, , City/Town: KOLKATA, Kolkata, WEST BENGAL, India, PIN - 700001, by caste Hindu, by profession Advocate

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 46/- (E = Rs 14/- ,H = Rs 28/- .M(b) = Rs 4/-) and Registration Fees paid by Cash Rs 46/-

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 80/- and Stamp Duty paid by Stamp Rs 100/-
Description of Stamp

1. Stamp: Type: Impressed, Serial no 91565, Amount: Rs.100/-, Date of Purchase: 29/04/2022, Vendor name: S B Das

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

BEPARI DEVELOPERS PVT. LTD.

Director

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1601-2022, Page from 58089 to 58118

being No 160101167 for the year 2022.



Digitally signed by SOUMITRA MONDAL
Date: 2022.05.05 15:53:00 +05:30
Reason: Digital Signing of Deed.

Soumitra Mondal

(Soumitra Mondal) 2022/05/05 03:53:00 PM
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - I SOUTH 24-PARGANAS
West Bengal.

BEPARI DEVELOPERS PVT. LTD.
Sankar Prasad Bepari

Director

(This document is digitally signed.)