

28/12/20

1-02800/20

भारतीय गैर न्यायिक



INDIA NON JUDICIAL

पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

AA 463816

12/12/20
8-1602806/20

Certified that the document is admitted for registration. The signature sheets and the endorsement sheets attached with the document are the part of this document.

[Signature]
District Sub-Registrar-V
Alipore, South 24 Parganas

08 DEC 2020

KARAN AGARWALA
Constituted Attorney for
SRI SUNIL MAJUMDAR,
SMT ARATI SEN,
SMT GAYATRI ROY CHOWDHURY,
SMT ANJALI SENGUPTA,
SMT JYOTSNA MAJUMDAR
SRI SAMBIT MAJUMDAR.
Verdant Creations

KA
Partner

REGISTERED DEVELOPMENT POWER OF ATTORNEY AFTER REGISTERED DEVELOPMENT AGREEMENT

KNOW ALL MEN BY THESE PRESENTS that WE - (1) SRIMATI JYOTSNA MAJUMDAR wife of late Subrata Majumdar having PAN : FI.APM6261B . Adhar No: 522743415871 . by religion: Hindu . by Occupation : Household , by Nationality : Indian and (2) SRI SAMBIT MAJUMDAR son of late Subrata Majumdar having PAN: DAMPM1145R , Adhar No 413299706790 . by religion : Hindu , by Occupation: Service , by Nationality : Indian, all residing at Premises No. 24, Jadavpur Central Road, Post Office and Police Station : Jadavpur

No. 1426 Dt. 25/11/20 skr

Name.....

Address.....

Vendor.....

L. K. JAS
Licenced Stamp Vendor
Alipore Criminal Court

SUBIR KUMAR DUTTA
ALIPORE C.R. COURT
KOLKATA - 700022

Handwritten notes in Bengali script, including the number 1426.



District Sub-Registrar-V
Alipore, South 24 Parganas

03 DEC 2020

Identified by me
Sub-Registrar
Adh

Kolkata – 700 032 are Joint Owners of ALL THAT the undivided 1/5th share of the land measuring an area of 5 (Five) Cottahs 6 (Six) Chittaks 05 (Five) Square Feet more or less comprised in Dag no. 164. Khatian no. 53, of Mouja - Ibrahimpur J.L. No.36, R.S No: 10, Touzi no.237, Pargana Khaspur, together with undivided 1/5th share of the Two Storied Building having all total an area of 1200 square feet more or less lying situate at and being Premises No. 24, Jadavpur Central Road, P.S. Jadavpur, Kolkata :700 032 within Ward No.95 of the Kolkata Municipal Corporation, together with all easement right attached thereto along with free right egress and ingress through the Southern and western side road morefully described in the First Schedule hereunder written.

WHEREAS we are desirous of developing the said premises by constructing a proposed ground Plus Three storied and or Four Storied building containing several self-sufficient residential flats in each and every floor with specific numbers of cars parking space in the building, according to the building plan sanctioned by the Kolkata Municipal Corporation on the property morefully described in the First Schedule hereunder written.

AND WHEREAS we have decided to engage VERDANT CREATIONS LLP – a Firm registered under The Limited Liability Partnership Act 2008 having its registered office at 78A, Raja Basanta Roy Road, Post office: Tollygunge, Police Station: Tollygunge, Kolkata: 700029, PAN: AAMF7563R, who have agreed to develop and construct a building on the said land morefully and particularly described in the First Schedule hereunder written and invest funds for completion of the said building according to the building plan to be sanctioned by the Kolkata Municipal Corporation and accordingly an Agreement for Development and construction dated 02/12/2020 has been executed by and between the parties hereto registered before the District Sub-Registrar-V at Alipore, District 24 Parganas South and recorded in Book No. I, Being No. 1680027/18 for the year 2020

AND WHEREAS we are not in a position to personally appear and present in all places and to look after the day to day affairs due to our pre-occupation and hence we feel the necessity to appoint on our behalf a Constituted Attorney to look after and manage the affairs relating to the said premises and as such we 1. SRIMATI JYOTSNA MAJUMDAR

KARAN AGARWALA
Constituted Attorney for
SRI SUNIL MAJUMDAR,
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SMT GAYATRI ROY CHOWDHURY,
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SMT JYOTSNA MAJUMDAR,
SRI SAMBIT MAJUMDAR.
Verdant Creations


Partner

Karan Agarwala

wife of late SubrataMajumdarhaving PAN: FLAPM6261B, Adhar No: 522743415871, by religion: Hindu, by Occupation: Household, by Nationality: Indian, and 2. SRI SAMBIT MAJUMDAR son of late SubrataMajumdarhaving PAN: DAMPM1145R, Adhar No: 413299706790, by religion: Hindu, by Occupation: Service, by Nationality: Indian, both are residing at 24, Jadavpur Central Road, Post Office and Police Station: Jadavpur, Kolkata - 700 032, do hereby nominate, constitute, authorize and appoint VERDANT CREATIONS LLP- a Firm registered under The Limited Liability Partnership Act 2008 having its registered office at 78A, Raja Basanta Roy Road, Post office: Tollygunge, Police Station: Tollygunge, Kolkata: 700029, PAN: AAMF7563R, represented its Partners namely (1) Mr. Karan Agarwala, son of Mr. Manish Agarwala, Residing at Premises No. 2052 Chakgaria, UpoharCondoVillage, Apartment- 10/1802, Kolkata- 700094, Post Office: Panchasayar, Police Station: Panchasayar, having PAN: BPOPA4814E, Adhar No: 203044832291 and (2) Mr. Devjoy Mitra, son of Gopal Mitra, residing at 266, Russa Road South 2nd Lane, Police Station- Tollygunge, Post Office- Tollygunge, Kolkata- 700033, having PAN- AFBPM4097H, Adhar No. 8753 9307 0531, both by religion: Hindu, both by Nationality: Indian, both by Occupation: Business, as our Attorneys in our names and on our behalf either jointly and/or severally to execute or do all or any of the acts deeds or things hereinafter mentioned that is to say:-

1. To construct building on the said property at Premises No. 24, Jadavpur Central Road, P.S. Jadavpur, Kolkata :700 032 within Ward No.95 of the Kolkata Municipal Corporation, Sub Registry office at Alipore, District 24 Parganas(South) and to sign all papers & documents for the purpose thereof in relation to the said premises, more fully particularly described in the First Schedule hereunder written.
2. To sign all papers and take steps in compliance of the requirements of the Government authorities in connection thereto, semi Government authorities, statutory bodies or authorities, local authorities as may be necessary and to sign and submit all papers and documents before any authority for the purpose of clearance of the construction of the proposed building and/or sanction and/or exemption certificate as our said Attorneys deems fit and proper in relation the said property.

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3. To appoint any Surveyor, Engineer, Architect, Plumber, Electrician, employee and sub-contractors and/or to dismiss any of them if required and to make any agreement with them and to make Payments to them as our said Attorneys deem fit and proper and to sign all papers and documents in this regard in our names and on our behalf in relation the said property.
4. To apply before the KIT, KMDA and Fire Authority for obtaining necessary permission/ NOC for sanction of the building plan and as also for obtaining Completion Certificate of the building and/or for extended NOC for regularisation of the building plan under rule 142 of the KMC Act and Rules and to sign all papers on our behalf and file the same before the concerned authority and as also collect all papers from the concerned authority.
5. To mutate our names in connection with the property mentioned in the First Schedule herein below in the office of THE KOLKATA MUNICIPAL CORPORATION and sign all papers and documents on our behalf. To attend hearing before the hearing officer.
6. To apply for drainage, sewerage, electric, telephone, water and other connection, for assessing and/or re-assessing and/or reviewing the assessment of taxes or applying for completion certificate of the building and for that purpose to sign all papers and documents and to represent us before the proper authority or authorities relating to the property more fully particularly described in the First Schedule hereunder written.
7. To prepare building plan or revised building plan for sanction of the newly constructed building in the said premises and to sign the same on our behalf and to submit the same before the Kolkata Municipal Corporation and other sanctioning authority for obtaining sanction of the same and to submit amendment of such building plan before the said The Kolkata Municipal Corporation and other concerning authority for the purpose of obtaining sanction of the building relating to the property more fully

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particularly described in the First Schedule hereunder written and to do all acts and deeds in connection with the said building plan.

8. To sign all papers and take steps in compliance of the requirements for sanction of the building plan and/or revised plan from Kolkata Municipal Corporation and to sign and submit all papers and documents before any authority for the purpose of clearance of the construction of the proposed building and/or sanction and/or exemption certificate as our said Attorneys deems fit and proper in relation to the said property.
9. To enter in to an agreement with the existing Tenants with the terms and conditions as settled between the parties and to sign all papers, documents thereto for settlement with the said Tenants in order to complete the project smoothly and if necessary to do all acts and deeds for rehabilitations of the said tenant in the First Schedule property and/or some other property.
10. To enter into Agreement for Sale or otherwise any other agreement with the prospective purchasers of flats or apartments or other constructed areas including Car Parking Spaces and/or commercial space if any in the Ground Floor of the new building in respect of the Developer's Allocation only together with proportionate share in the land, along with right of user of the common areas and facilities in common with other Co Owners of the building more fully described in Second Schedule hereunder written in terms of the said Agreement for Development and to take or receive money for consideration and to give valid receipt therefore.
11. To sign and execute proper deeds of conveyance in respect of the flats/apartments lying in various floors including Car Parking Spaces and/or commercial space if any in the Ground Floor in favour of the prospective purchasers out of the Developer's allocation only together with proportionate share in the land along with right of user of the common areas and facilities in common with other Co Owners of the building and to receive sale proceeds of the developer's share only and to present for registration of the same and to admit execution of the same and to do all necessary costs and deeds.

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required for purpose of registration of the said document more fully described in Second Schedule hereunder written and to receive the consideration therefore and to give valid discharge thereof relating to the said property.

12. To demolish the existing structure at the said premises and to deal with the rubble and debris in any manner the attorney may think fit and proper and receive consideration therefore.
13. To apply for and obtain water connection, electricity connection, permission for permission for drainage and/or ~~sewerage~~ sewerage lines and for the purpose thereof sign, execute all documents and all affidavits for and on our behalf.
14. To receive and acknowledge payment of the consideration either in full or in part as the case may be from the intending Purchaser and to appear before the registering authority and to present the same for registration before the concerned registration office having the jurisdiction and to admit execution thereof and to register the same and also of all types of documents and to appear the same and also of all types of documents and to appear before the Kolkata Municipal Corporation or any other authority or any other department or Government or quasi-Government and to collect sale proceeds from such person and to make payments to any other persons as our said Attorneys deem fit and proper relating to the property morefully particularly described in the Third Schedule hereunder written. *(Developer's Representative)*
15. To file Income Tax and/or Sales Tax Return before Income Tax Authorities/Sales Tax Authorities and/or higher authority thereto if necessary and to make payments in this regard towards taxation and/or to sign each and every paper and documents in our names and on our behalf as our said Attorneys deem fit and proper and to obtain Income Tax Clearance/Permission for sale of the said property or any portion thereof as and when required relating to the property morefully particularly described in the Second Schedule hereunder written.

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16. To appoint any advocate, attorney or legal practitioners for the purpose of filing or defending any ~~SUC. SUIT OF WITH PRO~~ proceedings and to execute vokalatnama, warrant in our names and on our behalf and to sign any other papers or documents in our names as our said Attorneys deem fit and proper and to sign and verify plaints, written statements, petitions of all kinds and to file and submit them in any Court or Offices and to appear before any Court or Offices for and on our behalf.
17. To compromise, compound or withdraw cases to confess judgements and to refer cases to arbitration.
18. To file and receive back documents, to deposit and withdraw money from any judicial authority or statutory authority as may be required and to grant receipts therefore.
19. To sign any papers or documents or any claim or otherwise before any insurance companies and/or any agency or agencies relating to the said property as the case may be.
20. To appear before the Collector of Land Acquisition, Urban Land Ceiling Authority and any other authority or authorities and to sign any papers or documents relating thereto.
21. To appoint any sub-contractor or sub-contractors for the purpose of the construction of building on the said land without assigning any benefit of the said agreement without any notice consent.
22. To prefer appeal against judgment and decree and /or order passed by the competent court of law and /or Tribunal before the Appellate authority and to sign each and every papers and documents in my name and/or on my behalf as my said Attorneys deems fit and proper and to sign application and/or objection of all kinds and to submit them in Appeal.
23. To file execution case on our behalf on the basis of Judgement and decree passed by the competent court of law and to sign any application and/or objection on our behalf to proceed with the said execution case.

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24. To present at the time of execution of the writ of delivery of possession on our behalf and identify the suit property to the Bailiff of the Learned Court
25. To take steps and to sign any application of all kinds on the basis of Bailiff's report and to submit the same before the competent court of law.
26. To apply for the inspection of or to inspect judicial records.
27. To adduce evidence on our behalf in any proceedings
28. To receive G R notice on our behalf and to file objection against the revision of enhanced tax and to appear before the hearing officer and to do all acts and deeds relating thereto and to prefer appeal before the appellate tribunal as against the order passed by the Hearing Officer as against the assessment of the First Schedule property.
29. To sign and verify plaints, written statements, petitions and application of all kinds including petition of compromises after settlement of the terms and conditions, memorandum of appeal and to file and submit them in any court or offices and to appear before any court or offices for and on our behalf and to file suits of all kinds and to defend suits of any kinds and to swear affidavit on our behalf
30. To prefer appeal against judgment and decree and /or order passed by the competent court of law and /or Tribunal before the Appellate authority and to sign each and every paper and document in our names and/or on our behalf as our said, Attorneys deems fit and proper.
31. To collect any refund from the Kolkata Municipal Corporation or any other authority and /or Commercial Tax Authority and/or Sales Tax Authority from time to time, to represent us and to do all acts necessary on our behalf in respect of the said property
32. To retain and appropriate all money received by the Attorneys for themselves in relation to the matter aforesaid and all other matters in respect of the aforesaid

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properties relating to the property more fully particularly described in the Second Schedule hereunder written and to execute and to do all acts and things lawfully and effectually in all respects as if we could do the same if we would have been personally present.

33. To Swear Affidavit on our behalf before the executive magistrate, Judicial Magistrate and/or notary public,
34. To sign deed of indemnity on our behalf relating to land particularly described in the First Schedule hereunder written.
35. To sign and execute any kind of declaration, in connection with the First Schedule property, boundary declaration, under taking, indemnity bond, notification in the newspaper and /or made G.D Entry to the local police station and/or concerned authority on our behalf.
36. To sign and execute deed of declaration/rectification in favour of the intending Purchaser or Purchasers in respect of the property more fully described in the Third Schedule hereunder written which our said Attorneys deems fit and proper and to present for registration of the same and to admit execution of the same and to do all necessary acts and deeds required for purpose of registration of the said document.
37. To sign and execute deed of gift of for transferring strip of land in favour of the KMC for and on behalf of the Principal more fully described in the FIRST SCHEDULE hereto which our said Attorney deems fit and proper and to present for registration of the same and to admit execution of the same and to do all necessary acts and deeds required for purpose of registration of the said document
38. To sign all papers and documents that may be required for sanction of the bank loan and/or sanction of any other financial institution relating to the Developer's allocation and for sell of it's allocation in favour of the intending Purchaser purchasers.

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GENERALLY to do all acts, as our Attorneys or agent in respect of our property in relation to the matters aforesaid and all other matter of the First Schedule property hereunder written in which we may be interested or concerned and on our behalf to execute and do all deeds, acts, or things as fully and effectually in all respect as we could do if we would personally present.

A N D we do hereby agree that all acts deeds and things lawfully done by our said Attorneys shall be construed to as the acts, deeds and things done by us and we undertake to ratify and confirm all and whatsoever that our said Attorneys shall lawfully do or cause to be done for me in terms of the said Development Agreement by virtue of this Power of Attorney and also to perform the terms and conditions and to implement the said Development Agreement.

THE FIRST SCHEDULE ABOVE REFERRED TO

ALL THAT the undivided 1/5th share of the land measuring an area of 5 (Five) Cottahs 6 (Six) Chittaks 05 (Five) Square Feet more or less comprised in, Dag no. 164. Khatian no. 53, of Moujalbrahimpur J.L. No.36, R.S No: 10, Touzi no.237, ParganaKhaspur, together with undivided 1/5th share of the Two Storied Building having all total an area of 1200 square feet more or less lying situate at and being Premises No.24, Jadavpur Central Road, P.S. Jadavpur, Kolkata - 700 032 within Ward No.05 of the Kolkata Municipal Corporation, together with all easement right attached thereto butted and bounded by: -

ON THE NORTH: Premises number 24/A Jadavpur Central Road
ON THE EAST : Premises number 23A & 23B Jadavpur Central Road
ON THE SOUTH: 20' feet wide Jadavpur Central Road
ON THE WEST : 20' feet wide Jadavpur Central Road

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The said Agreement for Development is in respect of undivided 775 Square Feet more or less of land out of 3875 Square Feet of land and undivided 240 Square Feet of structure in each floor out of 1200 square feet more or less

THE SECOND SCHEDULE ABOVE REFERRED TO

Developer's Allocation

ALL That the 1/5th share of balance FAR of the building and balance portion of the car parking space and/or Commercial space if any out of 1/5th share in the ground floor of the proposed Ground Plus Three storied and/or Ground Plus Four storied building except Owners' Allocation as stated in the development agreement together with proportionate share in the land measuring an area of measuring an area of 5 (Five) Cottahs 6 (Six) Chittaks 05 (Five) Square Feet comprised in, Dag no. 164. Khatian no. 53, of Mouja Ibrahimpur J.L. No.36, Touzi no.237, Pargana Khaspur, Police Station, Jadavpur, District South 24 Parganas lying situate at and being portion of Premises no 24, Jadavpur Central Road, P.S. Jadavpur, Kolkata :700 032 within Ward No.95 of the Kolkata Municipal Corporation along with right of user of the common areas and facilities in common with other Co owners of the building.

THE THIRD SCHEDULE ABOVE REFERRED TO

(Common Areas and Facilities)

Common Portions as are common between the co-owners of the Said building.

- Lobbies, staircases and landings of the building.
- Stair head room and electric meter space of the said building.
- Lift machine room, chute and lift well of the Said building.
- Common installations on the roof above the top floor of the Said building.
- Common staff toilet in the ground floor of the Said building.
- Overhead water tank, water pipes and sewerage pipes of the Said building (save those inside any Unit or attributable thereto).

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Verdant Creations

KA

Partner

- Drains, sewerage pits and pipes within the Said building (save those inside any Unit or attributable thereto).
- Electrical Installations including wiring and accessories (save those inside any Unit or attributable thereto) for receiving electricity from Electricity Supply Agency to all the Units in the Said building and Common Portions within or attributable to the Said building.
- Lift and lift machinery of the Said building.
- Other areas and/or installations and/or equipment's as are provided in the Said building for common use and enjoyment.
- Centralized water supply system for supply of water in common to the building.
- Main sewer, drainage and sewerage pits and evacuation pipes in the Said building.
- Pumps and motors for water supply system for both building and Common Portions.
- Wiring and accessories for lighting of Common Portions of the Said building.
- Lighting arrangement for lighting of common Portions of the Said building.

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SMT JYOTSNA MAJUMDAR,
SRI SAMBIT MAJUMDAR.
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Partner

IN WITNESS WHEREOF the parties hereto set and subscribed their respective hands and seals on Two Thousand Twenty 2nd December. (2-12-2020)

SIGNED, SEALED AND DELIVERED

in presence of:

WITNESSES:

1. Sanyal K
18, Main Avenue
Kolkata-700040

Sanyal K

Sambit Majumdar

OWNERS

2. Aloke Prasad
Advocate
Alipore Court
KOL-27

Verdant Creations LLP

Karan Agarwala

Designated Partner/Authorized Signatory

Verushni Chatterjee

Designated Partner/Authorized Signatory

ATTORNEYS

Drafted by:

Sri K. Prasad
Advocate

Alipore Judges Court

Kolkata-700027. WP 2165/19

KARAN AGARWALA
Constituted Attorney for
SRI SUNIL MAJUMDAR,
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SMT ANJALI SENGUPTA,
SMT JYOTSNA MAJUMDAR,
SRI SAMBIT MAJUMDAR,
Verdant Creations

KA
Partner

Thumb Fore Middle Ring Little



Left Hand
Finger Prints



Right Hand
Finger Prints



Name :-

Signature :- *Faizma Majumdar*

Thumb Fore Middle Ring Little



Left Hand
Finger Prints



Right Hand
Finger Prints



Name :-

Signature :- *Smita Majumdar*

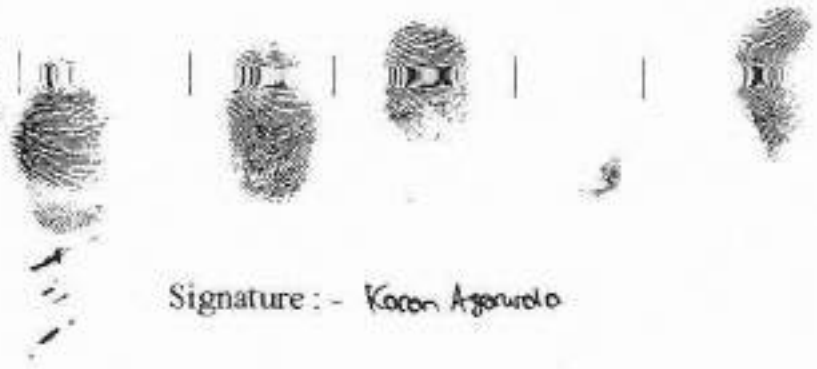
Thumb Fore Middle Ring Little



Left Hand
Finger Prints



Right Hand
Finger Prints



Name :-

Signature :- Karan Agarwal

Thumb Fore Middle Ring Little



Left Hand
Finger Prints



Right Hand
Finger Prints



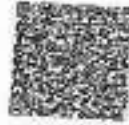
Name :- DEVIJOY MITRA Signature :-



आधार कार्ड
IDENTIFICATION CARD



ज्योत्सना मजुमदार
JYOTSNA MAJUMDAR
जन्मतिथि/ DOB: 01/01/1956
महिला / FEMALE



5227 4341 5871

आमार आधार, आमार पहिचान



आधार प्रमाणपत्र
IDENTIFICATION CARD OF INDIA

ठिकाना:

उमरी/३: मजुमदार, २४,
सेन्ट्रल रोड, बानवपुर
विश्वविद्यालय, कोसंबा,
पश्चिम बंगाल - ७०००३२

Address:

W/O. Suresh Majumdar, 24,
CENTRAL ROAD, Jadavpur
University, Kolkata,
West Bengal - 700032

5227 4341 5871

MERA AADHAAR, MERI PEHACHAN



भारत सरकार
GOVERNMENT OF INDIA



सम्बित मजुमदार
SAMBIT MAJUMDAR
जन्मतिथि/ DOB: 23/10/1996
पुल्ल / MALE



4132 9970 6790

आमार आधार, आमार पहिचान



भारतीय विशिष्ट पहचान प्राधिकरण
INDIAN IDENTIFICATION AUTHORITY OF INDIA

ठिकाना:

२४, सेन्ट्रल रोड, जदवपुर
विश्वविद्यालय, कोलकाता,
पश्चिम बंग - ७०००३२

Address:

24, CENTRAL ROAD, Jadavpur
University, Kolkata,
West Bengal - 700032

4132 9970 6790

MEERA AADHAAR, MERI PEHACHAN





संघीय सरकार



सं. ए.ए.ए.
Karan Agarwala
DOB: 04-01-1996
Gender: Male



2030 4483 2291

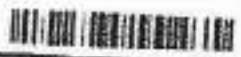
आधार - आम आदमी का अधिकार



संस्थान प्रधिकरण
INDIA

1050/1 Survey Park, U.d-62-807
Udha, Santoshpur, Santoshpur
Circus Avenue, Kolkata, West
Bengal, 700075

Address:
1050/1 Survey Park, U.d-62-807
Udha, Santoshpur, Santoshpur
Circus Avenue, Kolkata, West
Bengal, 700075



1050/1

Udha, Santoshpur

Udha, Santoshpur

Udha, Santoshpur



স্বাক্ষর - সাধারণ মানুষের অধিকার

ডেব্রি মিত্র
Debi Mitra
পিতা : গোপাল মিত্র
Father : GOPAL MITRA
জন্ম বর্ষ / Year of Birth : 1970
পুং / Male

8753 9307 0531

আধার - সাধারণ মানুষের অধিকার



भारतीय डाक
INDIA POST

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ELECTION COMMISSION OF INDIA

उत्तराखण्ड निर्वाचन आयोग

IDENTITY CARD

WB / 22 / 156 / 231040

चुनाईकर्ता कार्ड



| | |
|----------------------------------|-------------|
| Elector's Name | Dutta Suter |
| चुनाईकर्ता नाम | दुता सुतर |
| Father/Mother/ Husband's Name | Bhawanath |
| पिता/माता/पति का नाम | बिहानाथ |
| Sex | M |
| लिंग | पुरुष |
| Age as on 1.1.1980 | 33 |
| 1.1.1980 का उमर | 33 |

Address

28 Mahanagar Bazar Street, Calcutta.

Area

28 महानगर बाजार स्ट्रीट, कोलकाता।



Facsimile Signature
Electoral Registration Officer

निर्वाचन क्षेत्र पंजीकरण अधिकारी

For 156-BEALDAH
Assembly Constituency
156-बीहाल्दा
संसदीय निर्वाचन क्षेत्र

| | |
|--------|----------|
| Place | Calcutta |
| स्थान | कोलकाता |
| Date | 02.06.80 |
| दिनांक | 02.06.80 |

Major Information of the Deed

| | | | |
|---|--|---------------------------------|----------------------|
| Deed No. | I-1630-02800/2020 | Date of Registration | 08/12/2020 |
| Query No / Year | 1630-8001602806/2020 | Office where deed is registered | 1630-8001602806/2020 |
| Query Date | 03/12/2020 1:13:07 PM | | |
| Applicant Name, Address & Other Details | Subir Kumar Dutta Thana : Alipore, District : South 24-Parganas, WEST BENGAL, Mobile No. : 9830034264, Status : Advocate | | |
| Transaction | [0138] Sale, Development Power of Attorney after Registered Development Agreement | | |
| Additional Transaction | [4305] Other than Immovable Property, Declaration [No of Declaration : 2] | | |
| Got Forth value | Market Value - | | |
| Rs. 12,000/- | Rs. 38,04,445/- | | |
| Stamp duty Paid (SD) | Registration Fee Paid | | |
| Rs. 70/- (Article:48(g)) | Rs. 53/- (Article:E, E, M(b)) | | |
| Remarks | Development Power of Attorney after Registered Development Agreement of [Deed No/Year]:- 163002710/2020 Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement sllp.(Urban area) | | |

Land Details :



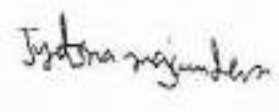


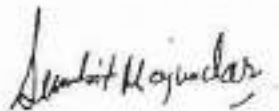
District: South 24-Parganas, P.S:- Jadavpur, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: JADAVPUR CENTRAL ROAD, , Premises No: 24, , Ward No: 095 Pin Code : 700032

| Sch No. | Plot Number | Khatian Number | Land Use Proposed ROR | Area of Land | Settorth Value (In Rs.) | Market Value (In Rs.) | Other Details |
|----------------------|-------------|----------------|-----------------------|---------------------------|-------------------------|-----------------------|---|
| L1 | | | Bastu | 1 Katha 1 Chatak 10 Sq Ft | 10,000/- | 34,44,445/- | Width of Approach Road: 20 Ft, , Project Name : |
| Grand Total : | | | | 1.776Dec | 10,000 /- | 34,44,445 /- | |

Structure Details :

| Sch No. | Structure Details | Area of Structure | Settorth Value (In Rs.) | Market value (In Rs.) | Other Details |
|--|-------------------|-------------------|-------------------------|-----------------------|---------------------------|
| S1 | On Land L1 | 480 Sq Ft | 2,000/- | 3,60,000/- | Structure Type: Structure |
| Gr. Floor, Area of floor : 240 Sq Ft, Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Pucca, Extent of Completion: Complete | | | | | |
| Floor No: 1, Area of floor : 240 Sq Ft, Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Pucca, Extent of Completion: Complete | | | | | |
| Total : | | 480 sq ft | 2,000 /- | 3,60,000 /- | |



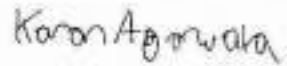



Principal Details :

| Sl No | Name | Address | Photo | Finger print | Signature |
|--|--|---------|---|--|---|
| 1 | Mrs JYOTSNA MAJUMDAR Wife of Late SUBRATA MAJUMDAR Executed by: Self, Date of Execution: 03/12/2020 , Admitted by: Self, Date of Admission: 03/12/2020 ,Place : Office | |  |  LTI 03/12/2020 |  03/12/2020 |
| 24, JADAVPUR CENTRAL ROAD, KOLKATA, P.O:- JADAVPUR, P.S:- Jadavpur, District:-South 24-Parganas, West Bengal, India, PIN - 700032 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: FLxxxxxx1B, Aadhaar No: 52xxxxxxxx5871, Status :Individual, Executed by: Self, Date of Execution: 03/12/2020 , Admitted by: Self, Date of Admission: 03/12/2020 ,Place : Office | | | | | |
| 2 | Mr SAMBIT MAJUMDAR Son of Late SUBRATA MAJUMDAR Executed by: Self, Date of Execution: 03/12/2020 , Admitted by: Self, Date of Admission: 03/12/2020 ,Place : Office | |  |  LTI 03/12/2020 |  03/12/2020 |
| 24, JADAVPUR CENTRAL ROAD, KOLKATA, P.O:- JADAVPUR, P.S:- Jadavpur, District:-South 24-Parganas, West Bengal, India, PIN - 700032 Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, PAN No.:: DAXxxxxx5R, Aadhaar No: 41xxxxxxxx6790, Status :Individual, Executed by: Self, Date of Execution: 03/12/2020 , Admitted by: Self, Date of Admission: 03/12/2020 ,Place : Office | | | | | |




Attorney Details :

| Sl No | Name | Address | Photo | Finger print | Signature |
|-------|--|---------|-------|--------------|-----------|
| 1 | VERDANT CREATIONS LLP 78A, RAJA BASANTA ROY ROAD, KOLKATA, P.O- TOLLYGUNGE, P.S- Tollygunge, District-South 24-Parganas, West Bengal, India, PIN -700029 , PAN No. AAxxxxxx3R, Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative | | | | |

Representative Details :

| Sl No | Name | Address | Photo | Finger Print | Signature |
|---|--|---------|---|---|---|
| 1 | Mr KARAN AGARWALA (Presentant) Son of Mr MANISH AGARWALA Date of Execution - 03/12/2020, , Admitted by: Self, Date of Admission: 03/12/2020, Place of Admission of Execution: Office | |  |  |  |
| | | | Dec 3 2020 1:26PM | LTI 03/12/2020 | 03/12/2020 |
| 2052, CHAK GARIA, KOLKATA, P.O.- PANCHASAYAR, P.S.- Purba Jadabpur, District:-South 24-Parganas, West Bengal, India, PIN - 700094, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.: BPxxxxxx4E, Aadhaar No: 20xxxxxxxx2291 Status : Representative, Representative of : VERDANT CREATIONS LLP (as PARTNER) | | | | | |
| 2 | Mr DEVJOY MITRA Son of Mr GOPAL MITRA Date of Execution - 03/12/2020, , Admitted by: Self, Date of Admission: 03/12/2020, Place of Admission of Execution: Office | |  |  |  |
| | | | Dec 3 2020 1:30PM | LTI 03/12/2020 | 03/12/2020 |
| 266, RUSSA ROAD SOUTH 2ND LANE, P.O.- TOLLYGUNGE, P.S.- Tollygunge, District:-South 24-Parganas, West Bengal, India, PIN - 700033, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.: AFxxxxxx7H, Aadhaar No: 87xxxxxxxx0531 Status : Representative, Representative of : VERDANT CREATIONS LLP (as Partner) | | | | | |

Identifier Details :

| Name | Photo | Finger Print | Signature |
|--|---|---|---|
| Mr SUBIR KUMAR DUTTA Son of Late BISWANATH DUTTA ALIPORE POLICE COURT, P.O.- ALIPORE, P.S.- Alipore, District:-South 24 -Parganas, West Bengal, India, PIN - 700027 |  |  |  |
| | 03/12/2020 | 03/12/2020 | 03/12/2020 |
| Identifier Of Mrs JYOTSNA MAJUMDAR, Mr SAMBIT MAJUMDAR, Mr KARAN AGARWALA, Mr DEVJOY MITRA | | | |

| Sl.No | From | To. with area (Name-Area) |
|------------------------------------|----------------------|--|
| 1 | Mrs JYOTSNA MAJUMDAR | VERDANT CREATIONS LLP-0.888021 Dec |
| 2 | Mr SAMBIT MAJUMDAR | VERDANT CREATIONS LLP-0.888021 Dec |
| Transfer of property for S1 | | |
| Sl.No | From | To. with area (Name-Area) |
| 1 | Mrs JYOTSNA MAJUMDAR | VERDANT CREATIONS LLP-240.00000000 Sq Ft |
| 2 | Mr SAMBIT MAJUMDAR | VERDANT CREATIONS LLP-240.00000000 Sq Ft |

On 03-12-2020

Presentation (Under Section 52 & Rule 22A(3) & 26(f), W.B. Registration Rules, 1962)

Presented for registration at 13:25 hrs on 03-12-2020, at the Office of the D.S.R. - V SOUTH 24-PARGANAS by Mr KARAN AGARWALA,

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 38,04,445/-

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

Execution is admitted on 03/12/2020 by 1. Mrs JYOTSNA MAJUMDAR, Wife of Late SUBRATA MAJUMDAR, 24, JADAVPUR CENTRAL ROAD, KOLKATA, P.O. JADAVPUR, Thana: Jadavpur, South 24-Parganas, WEST BENGAL, India, PIN - 700032, by caste Hindu, by Profession House wife, 2. Mr SAMBIT MAJUMDAR, Son of Late SUBRATA MAJUMDAR, 24, JADAVPUR CENTRAL ROAD, KOLKATA, P.O. JADAVPUR, Thana: Jadavpur, South 24-Parganas, WEST BENGAL, India, PIN - 700032, by caste Hindu, by Profession Service

Indetified by Mr SUBIR KUMAR DUTTA, ., Son of Late BISWANATH DUTTA, ALIPORE POLICE COURT, P.O. ALIPORE, Thana: Alipore, 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 03-12-2020 by Mr KARAN AGARWALA, PARTNER, VERDANT CREATIONS LLP, 78A, RAJA BASANTA ROY ROAD, KOLKATA, P.O:- TOLLYGUNGE, P.S:- Tollygunge, District-South 24-Parganas, West Bengal, India, PIN - 700029

Indetified by Mr SUBIR KUMAR DUTTA, ., Son of Late BISWANATH DUTTA, ALIPORE POLICE COURT, P.O. ALIPORE, Thana: Alipore, South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Hindu, by profession Advocate

Execution is admitted on 03-12-2020 by Mr DEVJOY MITRA, Partner, VERDANT CREATIONS LLP, 78A, RAJA BASANTA ROY ROAD, KOLKATA, P.O:- TOLLYGUNGE, P.S:- Tollygunge, District-South 24-Parganas, West Bengal, India, PIN - 700029

Indetified by Mr SUBIR KUMAR DUTTA, ., Son of Late BISWANATH DUTTA, ALIPORE POLICE COURT, P.O. ALIPORE, Thana: Alipore, South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Hindu, by profession Advocate

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

On 08-12-2020

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 53/- (E = Rs 21/-, H = Rs 28/-, M(b) = Rs 4/- and Registration Fees paid by Cash Rs 53/-

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 70/- and Stamp Duty paid by Draft Rs 20/-, by Stamp Rs 50/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 1426, Amount: Rs.50/-, Date of Purchase: 25/11/2020, Vendor name: L K Das

Description of Draft

1. Draft(8554) No: 367314000465, Date: 07/12/2020, Amount: Rs.20/-, Bank: STATE BANK OF INDIA (SBI), ALIPORE COURT TREASRY BR



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



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TEL. 773-936-3000



Digitally signed by KRISHNENDU
TALUKDAR
Date: 2020.12.24 11:13:43 +05:30
Reason: Digital Signing of Deed.

(Krishnendu Talukdar) 2020/12/24 11:13:43 AM
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - V SOUTH 24-PARGANAS
West Bengal.

KARAN AGARWALA
Constituted Attorney for
SRI SUNIL MAJUMDAR,
SMT ARATI SEN,
SMT GAYATRI ROY CHOWDHURY,
SMT ANJALI SENGUPTA,
SMT JYOTSNA MAJUMDAR,
SRI SAMBIT MAJUMDAR.
Verdant Creations

Partner

(This document is digitally signed.)



Be it mentioned that Subrata Majumdar during his life already received a sum of Rs 10,50,000/-, which is hereby adjusted from the aforesaid amount at first instalment.

Any delay in payment of the aforesaid amount to the Owners beyond 30 days will attract penalty @ 9% interest per annum till the time of payment of money to the Owners. On sanction of the building plan the Owners' have the right to enter in to an agreement for sale for their allocated portion and received part payment thereof and in that case the Developer will sign and execute said agreement as Confirming Party thereon and will do all acts and deeds for sanction of the bank loan.

THE THIRD SCHEDULE ABOVE REFERRED TO

Developer's Allocation

ALL That the balance portion of the proposed new building and balance portion of the ground floor, car parking space and/or commercial space, if any, out of 1/5th share of the proposed Ground Plus Three Storied and/or Ground Plus Four storied building except Owners' Allocation as aforesaid together with proportionate share in the land measuring an area of measuring an area of of 5 (Five) Cottahs 6 (Six) Chittaks 05 (Five) Square Feet comprised in, Dag no. 164, Khatian no. 53, of Mouja Ibrahimpur J.L. No.36, Touzi no.237, Pargana Khaspur, Police Station, Jadavpur, District South 24 Parganas lying situate at and being portion of Premises no 24, Jadavpur Central Road, P.S. Jadavpur, Kolkata -700 032 within Ward No.95 of the Kolkata Municipal Corporation along with right of user of the common areas and facilities in common with other Co owners of the building.

THE FORTH SCHEDULE OF THE PROPERTY ABOVE

REFERRED TO

(Specification of Construction)

Floor of Rooms :

2' X 2' size Vitrified Tiles (Kazaria/ Sunbrand/Johnson, Marbonite)

KARAN AGARWALA
Constituted Attorney for
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SMT ARATI SEN,
SMT GAYATRI ROY CHOWDHURY,
SMT ANJALI SENGUPTA,
SMT JYOTSNA MAJUMDAR,
SRI SAMBIT MAJUMDAR.
Verdant Creations

KA
Partner

Floor of Kitchen :

Anti skid Tiles/ Vitrified Tiles (as above make) with Granite Top & Stainless Steel Sink of Nitali.

Floor of Living / Dining :

Vitrified Tiles (Make- same as above)

Floor of Toilets :

Anti skid Tiles (Make- same as above)

Toilet Walls:

Tiles up to 7' or door height (Kajaria).

Painting & Finishing:

Internal face of the walls – Super white or sunbrandetc, Plaster of Paris.

Exterior walls – Weather Coat or equivalent. (Asian Paints/Burger/ Narolac

Boundary walls – Weather Coat.

Door :

32 mm – Flush door.

34/35 mm – Teak Ply main door with polish.

Doorframe – Sal wood

Window :

Anodized Aluminum with Grill (Square Bar)

Electrical Fittings :

Copper wire – Finolex or equivalent quality. Switches, Modular. (crabtree, Havells/ Anchor / M.K /

Sanitary Fittings in toilets: White ColourNeycer/Cera/Porceline/Hind ware.

Tap, Bibcock, Piller cock, etc. of Fisco with commode Shower.

Tata/Medium GI - hot & cold in all toilets.

KARAN AGARWALA
 Constituted Attorney for
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 SMT GAYATRI ROY CHOWDHURY,
 SMT ANJALI SENGUPTA,
 SMT JYOTSNA MAJUMDAR,
 SRI SAMBIT MAJUMDAR.
 Verdant Creations

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 Partner

Stair Case :

Fully marbled/ kota stone/marble with grills and wooden top/Balustrade with polish.

Ground floor :

Citu crazy mosaic

Lobby :

Designed marble.

Roof Treatment :

Roof tile with treatment of under budding.

Water Supply :

Adequate KMC supply will be provided.

Pumps & Motors :

Pumps and motors of adequate capacity and reputed make with connection with overhead and underground reservoir. (B.E Pumps or Euro Motors Pumps /or equivalent Make)

Main gates of New Building :

MS flat/sheet/square bars

Lift & Machinery :

Reputed brand with the capacity of 5 persons

Overhead reservoir :

PVC / RCC

Underground reservoir :

Concrete and plastered with chemical treatment.

Common Areas :

Crazy marble mosaic

KARAN AGARWALA
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SMT GAYATRI ROY CHOWDHURY,
SMT ANJALI SENGUPTA,
SMT JYOTSNA MAJUMDAR,
SRI SAMBIT MAJUMDAR.
Verdant Creations


Partner

Detail Specification regarding Electrical Point

Power Points: -

- a. Each room to be provided with one fan point, three light points, two 5AMP and one 15 AMP plug points. A.C. point in all Room and Telephone, T.V. point.
- b. Drawing and Dining - Two fan points, three light points, two 5 AMP and 15 AMP Plug points with 1 no. A.C. point and Telephone and T.V. point.
- c. Kitchen - One light point, one exhaust Fan Point, Two 15 AMP plug point and Two 5 AMP plug point.
- d. Toilets - One light point, One 15 AMP plug point and One 5 AMP plug point.
- e. Verandah - One light, One fan point, one Doorbell point at main Door of the flat.
- f. **POWER SUPPLY:** Electric connection to commensurate with the above to be provided with individual loop (19) arrangements for all flats. However, all deposits towards service and individual meters will be proportionately borne by the flat vendors.

g. Intercom:

Interroom connection for each flat.

THE FIFTH SCHEDULE ABOVE REFERRED TO

(Common Expenses)

1. Proportionate share of the municipal rates and taxes and other impositions, if any, from the date of taking possession till such time as the flats / apartments/ holdings are mutated and/or separated and thereby separately assessed.
2. Proportionate cost of electric consumption for running the electric water pumping system, lift operations, generator (if any) and/or lighting in the common areas, lights in the main gate etc.

KARAN AGARWALA
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SMT JYOTSNA MAJUMDAR,
SRI SAMBIT MAJUMDAR.
Verdant Creations

KA

Partner

- 26
3. Proportionate cost of sweepers, charges for keeping and maintaining the common areas fit for common use.
 4. Proportionate cost of remuneration for the Durwan/Watchman/ caretaker/security personnel.
 5. Proportionate cost of repair of all the common facilities and services relating to the sewer, Electric, water line, etc. and particularly the repairing and maintenance cost of roof, water reservoirs, water pipes and electric lines including the main entrance of the building, staircase, landing, main entrance which will be ordinarily and/ or emergently used for keeping the same fit for common use and also the proportionate cost all external repairs and painting the exterior of the building as may be necessary from time to time.
 6. Proportionate cost of annual maintenance charges for lift, water pump and other common utilities.

THE SIXTH SCHEDULE ABOVE REFERRED TO
(Common Areas and Facilities)

- a. The foundation, columns, beams, supports, corridors, lobbies, stairs, stairways, landing, entrances and exit, roof of the building.
- b. Common passage, Common meter, Pump room.
- c. Water pump, masonry tanks, underground water reservoir's water pipes, other common plumbing installations.
- d. Boundary walls, other walls of the building and main gates, such other common parts, areas, equipment's, installations, fixtures, fittings covered and open spaces in or about the said building as are necessary for passage to or user and occupancy of the flat or flats in common as are easement of necessity of the said building.
- e. Drainage and sewerage system.
- f. Lift of the building, Pollution free smoke less noise free Generator Set

KARAN AGARWALA
Constituted Attorney for
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SMT GAYATRI ROY CHOWDHURY,
SMT ANJALI SENGUPTA,
SMT JYOTSNA MAJUMDAR,
SRI SAMBIT MAJUMDAR,
Verdant Creations


Partner

IN WITNESS WHEREOF the parties hereto set and subscribed their respective hands and seals on the day, month and year first above written.

SIGNED, SEALED AND DELIVERED

In presence of:

1. Sanyas Ray
18, Home Avenue
Udumali - 700040

Jyotsna Majumdar

11/ Gautam Khan
Alipore police const
KOL- 27

Sambit Majumdar

OWNERS

SIGNED SEALED AND
DELIVERED BY THE
DEVELOPERS

Verdant Creations LLP

Karan Agarwala

Designated Partner/Authorized Signatory

DEVELOPERS

KARAN AGARWALA
Constituted Attorney for
SRI SUNIL MAJUMDAR,
SMT ARATI SEN,
SMT GAYATRI ROY CHOWDHURY,
SMT ANJALI SENGUPTA,
SMT JYOTSNA MAJUMDAR,
SRI SAMBIT MAJUMDAR,
Verdant Creations

KA
Partner

MEMO OF CONSIDERATION

Received the sum of Rs. 10,50,000.00
(Rupees Ten lacs and fifty thousand) only from
the Developer herein out of the total amount agreed
to be paid by way of Book transfer
and/or Account adjustment

Rs. 10,50,000.00

TOTAL

Rs. 10,50,000.00 ✓

(Rupees Ten lacs and Fifty thousand) only

IN PRESENCE OF:

1. Sunil Raj
18, Income Avenue
Kolkata- 700040.
2. Anant Kumar
Alipore Police Court
Kolkata- 27

Sambit Majumdar
Jyotsna Majumdar

KARAN AGARWALA
Constituted Attorney for
SRI SUNIL MAJUMDAR,
SMT ARATI SEN,
SMT GAYATRI ROY CHOWDHURY,
SMT ANJALI SENGUPTA,
SMT JYOTSNA MAJUMDAR,
SRI SAMBIT MAJUMDAR,
Verdant Creations

KA
Partner

PREPARED BY:

Subir Kumar Dutta
SUBIR KUMAR DUTTA
Advocate

Alipore Civil & Criminal Court
Kolkata- 700027 (18/2/16/19)

Thumb Fore Middle Ring Little



Left Hand
Finger Prints



Right Hand
Finger Prints



Name :-

Signature :- *Jyotsna Majumdar*

Thumb Fore Middle Ring Little



Left Hand
Finger Prints



Right Hand
Finger Prints



Name :-

Signature :- *Santosh Majumdar*

Thumb Fore Middle Ring Little



Left Hand
Finger Prints



Right Hand
Finger Prints



Name :-

Signature :- *Karan Agorwala*



Directorate of Registration & Stamp Revenue
e-Challan

GRN: 19-202021-015302471-1
GRN Date: 01/12/2020 22:50:43
BRN: IK0AVHKEP6

Payment Mode: Online Payment
Bank: State Bank of India
BRN Date: 01/12/2020 22:52:27

DEPOSITOR'S DETAILS

Id No.: 2001558531/1/2020
(Query No / Query Year)

Name: Subir Kumar Dutta
Contact No.:
E-mail:
Address: 18 Moore Avenue, Kolkata 700040
Applicant Name: Mr. Subir Kumar Dutta
Office Name:
Office Address:
Status of Depositor: Advocate
Purpose of payment / Remarks: Sale, Development Agreement or Construction agreement

PAYMENT DETAILS

| Sl. No. | Identification No. | Head of A/C Description | Head of A/C | Amount (₹) |
|--------------|--------------------|---|--------------------|--------------|
| 1 | 2001558531/1/2020 | Property Registration- Stamp duty | 0030-02-103-003-02 | 7001 |
| 2 | 2001558531/1/2020 | Property Registration/Registration Fees | 0030-03-104-001-16 | 10507 |
| Total | | | | 17508 |

In Words: Rupees, Seventeen Thousand Five Hundred Eight only



আমার আধার



জ্যোত্স্না মজুমদার
JYOTSNA MAJUMDAR
জন্মতারিখ/ DOB: 01/01/1956
মহিলা / FEMALE



5227 4341 5871

আমার আধার, আমার পরিচয়



সংস্কৃত অর্থনৈতিক পরিচয় চ্যাবিকাণে
UNIFIED BIOMETRIC AUTHORITY OF INDIA

ঠিকানা:

Address:

ওসই/এ. সুরভ মজুমদার, ২৪,
সেন্ট্রাল রোড, জাদাবপুর
বিশ্ববিদ্যালয়, কোলকাতা,
পশ্চিম বঙ্গ - 700032

W/O. Subrata Majumdar, 24,
CENTRAL ROAD, Jadavpur
University, Kolkata,
West Bengal - 700032

5227 4341 5871

MEERA AADHAAR, MERI PEHACHAN

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

व्यक्तिगत आयकर पहचान कार्ड
Individual Income Tax Member Card

FEAPM0201D

नाम (Name)
SHYAMA MAJUMDAR

पता (Address)
1/1, BANGALORE ROAD

व्यक्तिगत आयकर पहचान कार्ड
Individual Income Tax Member Card

FEAPM0201D

व्यक्तिगत आयकर पहचान कार्ड
Individual Income Tax Member Card

FEAPM0201D

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

व्यक्तिगत आयकर पहचान कार्ड
Individual Income Tax Member Card

FEAPM0201D

नाम (Name)
SHYAMA MAJUMDAR

पता (Address)
1/1, BANGALORE ROAD

व्यक्तिगत आयकर पहचान कार्ड
Individual Income Tax Member Card

FEAPM0201D

व्यक्तिगत आयकर पहचान कार्ड
Individual Income Tax Member Card

FEAPM0201D



भारत सरकार
GOVERNMENT OF INDIA



सम्बित मजुमदार
SAMBIT MAJUMDAR
जन्मतिथि / DOB: 23/10/1996
पुरुष / MALE



4132 9970 6790

आमार आधार, आमार परिचय



भारतीय विशिष्ट पहचान प्राधिकरण
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

ठिकाण:

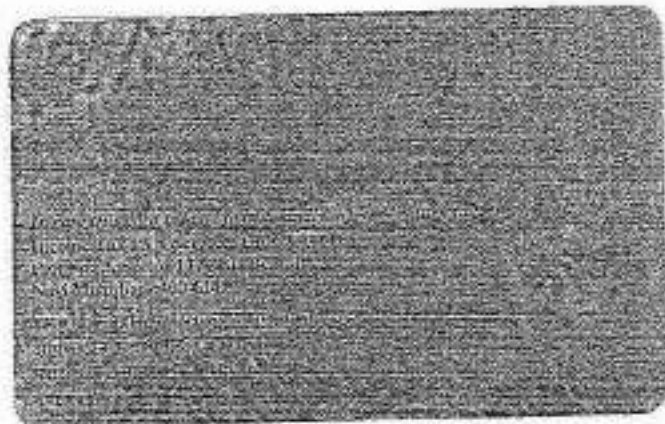
२४, सेंट्रल रोड, जदवपुर
विश्वविद्यालय, कोलकाता,
पश्चिम बंग - ७०००३२

Address:

24, CENTRAL ROAD, Jadavpur
University, Kolkata,
West Bengal - 700032

4132 9970 6790

MEERA AADHAAR, MERI PEHACHAN





वर्ष २०२०-२१

INCOME TAX DEPARTMENT

VERDANT CREATIONS LLP

वर्ष २०२०-२१

INCOME TAX DEPARTMENT



वर्ष २०२०-२१

INCOME TAX DEPARTMENT

VERDANT CREATIONS LLP



आम आदमी का अधिकार



कतन अग्रवाल
Katan Agarwala
DOB: 04-01-1996
Gender: Male



2030 4483 2291

आम आदमी का अधिकार



पहपान प्रधिकरण
[Redacted]

1056/1 बंगल नं. १००१-८०१
उद्दि. सन्तोषपुर, सन्तोषपुर,
बंगल. ७०००७५

Address:
1056/1 Survey Park, Bd-02 801
Udita, Santoshpur, Santoshpur,
Durgam Avenue, Kolkata, West
Bengal, 700075



०३३-२६६१६६१
०३३-२६६१६६१

info@pahan.org.in

www.pahan.org.in

०३३-२६६१६६१
०३३-२६६१६६१





ELECTION COMMISSION OF INDIA

ভাৰতীয় নিৰ্বাচন কমিছন

IDENTITY CARD

WB / 22 / 156 / 231040

পরিচয় কার্ড



| | |
|----------------------------------|-------------|
| Elector's Name | Dutta Sutar |
| নির্বাচক নাম | দত্ত সূতার |
| Father/Mother/ Husband's Name | Bhawanath |
| পিতামাতার/স্বামীর নাম | বিনয়নাথ |
| Sex | M |
| স্বয়ং | পুরুষ |
| Age as on 1.1.1996 | 33 |
| ১.১.১৯৯৬-এ বয়স | ৩৩ |

Address

29 Mahendra Sarkar Street, Calcutta.

Block

৯০ শ্যাম সারকার স্ট্রিট, কলিকতা ।



Facsimile Signature
Elector's Registration Officer
নির্বাচক নিবন্ধন কর্মসূচীর

For 156 -SEALDAH
Assembly Constituency
১৫৬ -সীলদাহ
বিধানসভা এলাকা

Place Calcutta

স্থান কলিকতা

Date 08.06.95

তারিখ ০৮.০৬.৯৫

Major Information of the Deed

| | | | |
|--|---|-----------------------------------|----------------------|
| Deed No : | I-1630-02710/2020 | Date of Registration : | 03/12/2020 |
| Query No / Year : | 1630-2001558531/2020 | Office where deed is registered : | |
| Query Date : | 26/11/2020 7:26:18 PM | | 1630-2001558531/2020 |
| Applicant Name, Address & Other Details : | Subir Kumar Dutta Thana : Alipore, District : South 24-Parganas, WEST BENGAL, PIN - 700027, Mobile N : 9830034264, Status Advocate | | |
| Transaction : | Additional Transaction : | | |
| [0110] Sale, Development Agreement or Construction agreement | [4311] Other than Immovable Property, Receipt [Rs : 10,50,000/-] | | |
| Sell Forth Value : | Market Value : | | |
| Rs. 12,000/- | Rs. 38,04,445/- | | |
| Stamp Duty Paid (SD) : | Registration Fee Paid : | | |
| Rs. 7,051/- (Article 48(g)) | Rs. 10,539/- (Article: E, B) | | |
| Remarks : | Received Rs. 50/- (FIFTY only) from the applicant for issuing the assesment slip. (Urban area) | | |

Land Details :



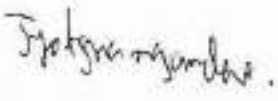


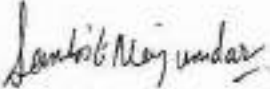
District: South 24-Parganas, P.S:- Jadavpur, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: JADAVPUR CENTRAL ROAD, , Premises No: 24, , Ward No: 095 Pin Code : 700032

| Sch No | Plot Number | Khatian Number | Land Use Proposed | Area of Land | Sell Forth Value (In Rs) | Market Value (In Rs) | Other Details |
|----------------------|-------------|----------------|-------------------|---------------------------|--------------------------|----------------------|--------------------------------|
| L1 | (RS :-) | | Bastu | 1 Katha 1 Chatak 10 Sq Ft | 10,000/- | 34,44,445/- | Width of Approach Road: 20 Ft. |
| Grand Total : | | | | 1.776Dec | 10,000 /- | 34,44,445 /- | |

Structure Details :

| Sch No | Structure Details | Area of Structure | Sell forth Value (In Rs) | Market value (In Rs) | Other Details |
|---|-------------------|-------------------|--------------------------|----------------------|---------------------------|
| S1 | On Land L1 | 480 Sq Ft. | 2,000/- | 3,60,000/- | Structure Type: Structure |
| <p>Gr. Floor, Area of floor : 240 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 : 240 Sq Ft, Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Pucca, Extent of Completion: Complete</p> | | | | | |
| Total : | | 480 sq ft | 2,000 /- | 3,60,000 /- | |



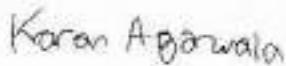


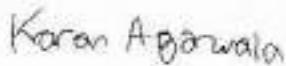


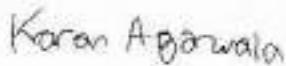
Land Lord Details :

| Sl No | Name | Address | Photo | Finger print | Signature |
|--|--|---------|---|---|---|
| 1 | Mrs JYOTSNA MAJUMDAR Wife of Late SUBRATA MAJUMDAR Executed by: Self, Date of Execution: 02/12/2020 , Admitted by: Self, Date of Admission: 03/12/2020 ,Place : Office | |  |  |  |
| | | | 03/12/2020 | LTI 02/12/2020 | 03/12/2020 |
| 24, JADAVPUR CENTRAL ROAD, KOLKATA, P.O:- JADAVPUR, P.S:- Jadavpur, District:-South 24-Parganas, West Bengal, India, PIN - 700032 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: FLxxxxxx1B, Aadhaar No: 52xxxxxxxx5871, Status :Individual, Executed by: Self, Date of Execution: 02/12/2020 , Admitted by: Self, Date of Admission: 03/12/2020 ,Place : Office | | | | | |
| 2 | Mr SAMBIT MAJUMDAR Son of Late SUBRATA MAJUMDAR Executed by: Self, Date of Execution: 02/12/2020 , Admitted by: Self, Date of Admission: 03/12/2020 ,Place : Office | |  |  |  |
| | | | 03/12/2020 | LTI 03/12/2020 | 03/12/2020 |
| 24, JADAVPUR CENTRAL ROAD, KOLKATA, P.O:- JADAVPUR, P.S:- Jadavpur, District:-South 24-Parganas, West Bengal, India, PIN - 700032 Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, PAN No.:: DAxxxxxx5R, Aadhaar No: 41xxxxxxxx6790, Status :Individual, Executed by: Self, Date of Execution: 02/12/2020 , Admitted by: Self, Date of Admission: 03/12/2020 ,Place : Office | | | | | |

Developer Details :

| Sl No | Name | Address | Photo | Finger print | Signature |
|-------|--|---------|-------|--------------|-----------|
| 1 | VERDANT CREATIONS LLP 78A, RAJA BASANTA ROY ROAD, KOLKATA, P.O:- TOLLYGUNGE, P.S:- Tollygunge, District:-South 24-Parganas, West Bengal, India, PIN - 700029 , PAN No.:: AAxxxxxx3R, Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative | | | | |

Representative Details :

| Sl. No. | Name/Address/Photo/Finger print and Signature | | | | | | | | | | | | |
|---|---|---|---|--------------|-----------|---|---|---|---|-------------------|-------------------|------------|--|
| 1 | <table border="1"> <thead> <tr> <th>Name</th> <th>Photo</th> <th>Finger Print</th> <th>Signature</th> </tr> </thead> <tbody> <tr> <td> Mr KARAN AGARWALA (Presentant) Son of Mr MANISH AGARWALA Date of Execution - 02/12/2020, , Admitted by: Self, Date of Admission: 03/12/2020, Place of Admission of Execution: Office </td> <td>  </td> <td>  </td> <td>  </td> </tr> <tr> <td>Dec 3 2020 1:02PM</td> <td>LTI 03/12/2020</td> <td>03/12/2020</td> <td></td> </tr> </tbody> </table> <p>2052, CHAK GARIA, KOLKATA, P.O:- PANCHASAYAR, P.S:- Purba Jadabpur, District-South 24-Parganas, West Bengal, India, PIN - 700094, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.: BPxxxxxx4E, Aadhaar No: 20xxxxxxxx2291 Status : Representative, Representative of : VERDANT CREATIONS LLP (as PARTNER)</p> | Name | Photo | Finger Print | Signature | Mr KARAN AGARWALA (Presentant) Son of Mr MANISH AGARWALA Date of Execution - 02/12/2020, , Admitted by: Self, Date of Admission: 03/12/2020, Place of Admission of Execution: Office |  |  |  | Dec 3 2020 1:02PM | LTI 03/12/2020 | 03/12/2020 | |
| Name | Photo | Finger Print | Signature | | | | | | | | | | |
| Mr KARAN AGARWALA (Presentant) Son of Mr MANISH AGARWALA Date of Execution - 02/12/2020, , Admitted by: Self, Date of Admission: 03/12/2020, Place of Admission of Execution: Office |  |  |  | | | | | | | | | | |
| Dec 3 2020 1:02PM | LTI 03/12/2020 | 03/12/2020 | | | | | | | | | | | |

Identifier Details :

| Name | Photo | Finger Print | Signature |
|--|---|---|---|
| Mr SUBIR KUMAR DUTTA Son of Late BISWANATH DUTTA ALIPORE POLICE COURT, KOLKATA, P.O:- ALIPORE, P.S:- Alipore, District:- South 24-Parganas, West Bengal, India, PIN - 700027 |  |  |  |
| | 03/12/2020 | 03/12/2020 | 03/12/2020 |

Identifier Of Mrs JYOTSNA MAJUMDAR, Mr SAMBIT MAJUMDAR, Mr KARAN AGARWALA

| Transfer of property for L1 | | |
|-----------------------------|----------------------|------------------------------------|
| Sl.No | From | To. with area (Name-Area) |
| 1 | Mrs JYOTSNA MAJUMDAR | VERDANT CREATIONS LLP-0.888021 Dec |
| 2 | Mr SAMBIT MAJUMDAR | VERDANT CREATIONS LLP-0.888021 Dec |

| Transfer of property for S1 | | |
|-----------------------------|----------------------|--|
| Sl.No | From | To. with area (Name-Area) |
| 1 | Mrs JYOTSNA MAJUMDAR | VERDANT CREATIONS LLP-240.00000000 Sq Ft |
| 2 | Mr SAMBIT MAJUMDAR | VERDANT CREATIONS LLP-240.00000000 Sq Ft |

On 03-12-2020

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 13:00 hrs on 03-12-2020, at the Office of the D.S.R. - V SOUTH 24-PARGANAS by Mr KARAN AGARWALA

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 38,04,445/-

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

Execution is admitted on 03/12/2020 by 1. Mrs JYOTSNA MAJUMDAR, Wife of Late SUBRATA MAJUMDAR, 24, JADAVPUR CENTRAL ROAD, KOLKATA, P.O: JADAVPUR, Thana: Jadavpur, South 24-Parganas, WEST BENGAL, India, PIN - 700032, by caste Hindu, by Profession House wife, 2. Mr SAMBIT MAJUMDAR, Son of Late SUBRATA MAJUMDAR, 24, JADAVPUR CENTRAL ROAD, KOLKATA, P.O: JADAVPUR, Thana: Jadavpur, South 24-Parganas, WEST BENGAL, India, PIN - 700032, by caste Hindu, by Profession Service

Identified by Mr SUBIR KUMAR DUTTA, Son of Late BISWANATH DUTTA, ALIPORE POLICE COURT, KOLKATA, P.O: ALIPORE, Thana: Alipore, 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 03-12-2020 by Mr KARAN AGARWALA, PARTNER, VERDANT CREATIONS LLP (LLP), 78A, RAJA BASANTA ROY ROAD, KOLKATA, P.O:- TOLLYGUNGE, P.S:- Tollygunge, District-South 24-Parganas, West Bengal, India, PIN - 700029

Identified by Mr SUBIR KUMAR DUTTA, Son of Late BISWANATH DUTTA, ALIPORE POLICE COURT, KOLKATA, P.O: ALIPORE, Thana: Alipore, 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 10,539/- (B = Rs 10,500/-, E = Rs 7/-, H = Rs 28/-, M(b) = Rs 4/-) and Registration Fees paid by Cash Rs 32/-, by online = Rs 10,507/-
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 01/12/2020 10:52PM with Govt. Ref. No: 192020210153024711 on 01-12-2020, Amount Rs: 10,507/-,
Bank: State Bank of India (SBIN0000001), Ref. No. IK0AVHKEP6 on 01-12-2020, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 7,001/- and Stamp Duty paid by Stamp Rs 50/-, by online = Rs 7,001/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 1427, Amount: Rs. 50/-, Date of Purchase: 25/11/2020, Vendor name: L K Das
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 01/12/2020 10:52PM with Govt. Ref. No: 192020210153024711 on 01-12-2020, Amount Rs: 7,001/-, Bank: State Bank of India (SBIN0000001), Ref. No. IK0AVHKEP6 on 01-12-2020, Head of Account 0030-02-103-003-02



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

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1630-2020, Page from 105876 to 105921
being No 163002710 for the year 2020.

2



Digitally signed by KRISHNENDU
TALUKDAR
Date: 2020.12.22 17:35:04 +05:30
Reason: Digital Signing of Deed.

(Krishnendu Talukdar) 2020/12/22 05:35:04 PM
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - V SOUTH 24-PARGANAS
West Bengal.

KARAN AGARWALA
Constituted Attorney for
SRI SUNIL MAJUMDAR,
SMT ARATI SEN,
SMT GAYATRI ROY CHOWDHURY,
SMT ANJALI SENGUPTA,
SMT JYOTSNA MAJUMDAR
SRI SAMBIT MAJUMDAR.
Verdant Creations



KA
Partner

(This document is digitally signed.)