

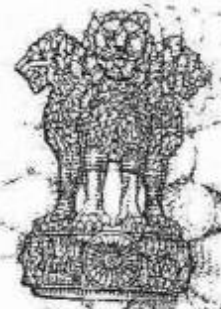
3008/2020

1-02888/20

भारतीय गैर न्यायिक

एक सौ रुपये

₹. 100



सत्यमेव जयते

Rs. 100

ONE HUNDRED RUPEES

भारत INDIA  
INDIA NON JUDICIAL

पश्चिम बंगाल WEST BENGAL

AD 786584

11/2/20  
800665642/2020

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

District Sub-Registrar  
Alipore, South 24 P.S.

11 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

DEVELOPMENT POWER OF ATTORNEY

KNOW ALL MEN BY THESE PRESENTS that We. 1. SRI SUNIL MAZUMDER, son of late Ramesh Chandra Majumdar, having PAN- AFDPM2899B, Aadhaar No: 736775416401, by religion : Hindu, by Occupation: Retired person, by Nationality: Indian residing at CK-136, Sector II, Salt Lake City, Police Station: Bidhannagar East, Post Office: Ch Market, Kolkata - 700091, 2. SMT. ARTI SEN, wife of Late Parimal Sen, daughter of late Ramesh Chandra Majumdar, having PAN: KQHPS4405J, Aadhaar No 437106498312, by religion : Hindu, by Occupation: Retired person, by Nationality: Indian, residing at 23 No Gandhi Path (Haludboni) Parsudih Police Station - Parsudih Thana, Post Office - Iatanagar, Pin 831002, 3. SMT. GAYATRI ROY CHOWDHURY, wife of late Amar Roy Chowdhury.

No. 1422-25/11/20 100/

Name.....

Address.....

Vendor.....

L. N. DAS  
Licence Stamp Vendor  
Alipore Criminal Court

SUBIR KUMAR DUTTA  
ALIPORE POLICE STATION  
KOLKATA-700014



District Sub-Registrar-V  
Alipore, South 24 Parganas

11 DEC 2020

Received by me  
Subir Kumar Dutta  
Act

daughter of late Ramesh Chandra Majumdar, having PAN- ACGPR7319P, Adhar No: 610765382257, by religion: Hindu, by Occupation: Household, by Nationality: Indian, residing at 1/7, Adarsha Pally, Police Station: Netaji Nagar, Post Office: Regent I state, Kolkata - 700092. 4. SMT. ANJALI SENGUPTA, daughter of late Ramesh Chandra Majumdar, having PAN- BREPS7543G, Adhar No: 799686421324, by religion: Hindu, by Occupation: Household, by Nationality: Indian, residing at <sup>Satguru Housing</sup> Santigram Society, Sarsuna, Behala, Police Station- Parnasree, Post Office: Sarsuna, Kolkata - 700061, are Co-Owners of ALL THAT the undivided 4/5<sup>th</sup> 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, Pargana Khaspur, together with undivided 4/5<sup>th</sup> share 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 more fully described in the First Schedule hereunder written hereinafter called and referred to as the OWNERS/PRINCIPALS SEND GREETINGS.

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 more fully described in the First Schedule hereunder written.

AND WHEREAS we have negotiated with 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: AAMI7563R, represented by its Partners namely 1) Mr. Karan Agarwala, son of Mr. Manish Agarwala, Residing at Premises No. 2052 Chakgaria, Lephart condoville, Apartment. 10-1802 Kolkata 700094, Post Office Panchasavar

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SMT JYOTSNA MAJUMDAR,  
SRI SAMBIT MAJUMDAR,  
Verdant Creations

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Partner

Police Station: Panchasayar, having PAN: BPOPA4814E, Adhar No: 203044832291, by religion: Hindu, by Nationality: Indian, by Occupation: Business, 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, as Developer 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 have accordingly entered into a Development Agreement dated 11/12/2020 with the said Developer registered before the D.S.R.-V at Alipore and recorded in Book No. 1, Being No. 02980, 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 **ISRI SUNIL MAJUMDAR**, son of late Ramesh Chandra Majumdar, 2. **SMT. ARTI SEN**, wife of late Parimal Sen, daughter of late Ramesh Chandra Majumdar 3. **SMT. GAYATRI ROY CHOWDHURY**, wife of late Amar Roy Chowdhury, daughter of late Ramesh Chandra Majumdar, 4. **SMT. ANJALI SENGUPTA**, daughter of late Ramesh Chandra Majumdar, 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 by its Partners namely (1) **Mr. Karan Agarwala**, son of Mr. Manish Agarwala, Residing at Premises No. 2052 Chakgaria, Upohar Condoville, Apartment- 10/1802, Kolkata - 700094, Post Office: Panchasayar, Police Station: Panchasayar, having PAN: BPOPA4814E, Adhar No: 203044832291, by religion: Hindu, by Nationality: Indian, by Occupation: Business, 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

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SRI SAMBIT MAJUMDAR.  
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0531. as our Attorney 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.
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

KARAN AGARWALA

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SRI SAMBIT MAJUMDAR.

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sign all papers and documents on our behalf. To attend hearing before the hearing officer of K.M.C.

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 particularly described in the First Schedule hereunder written and to do all acts and deeds in connection with the said building plan.
8. 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.
9. To enter into agreement for sale or otherwise any other agreement with the prospective purchasers of flats or apartments or other contracted areas including Car Parking Spaces and/or commercial space if any in the Ground Floor of the Developer's Allocation only relating to our share 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

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terms of the said Agreement for Development bearing this date and to take or receive money for consideration and to give valid receipt therefore

10. To sign and execute proper deeds of conveyance in respect of 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 allocation/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 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.
11. To demolish the existing structure at the said premises and to deal with the rubbles and debris in any manner the Attorneys may think fit and proper and receive consideration therefore.
12. To apply for and obtain water connection , electricity connection. permission for permission for drainage and/or sewerage lines and for the purpose thereof sign , execute all documents and all affidavits for and on our behalf..
13. To construct building and receive payment for sale and/or execute the deeds of conveyance and to sign on all papers and documents including agreement for sale and other agreements and papers and documents , described in the Second Schedule hereunder written and to appear before the registering authority and to present the same for registration 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

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deem fit and proper relating to the property morefully particularly described in the Third Schedule hereunder written.

14. 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.
15. To appoint any Advocate or legal practitioners for the purpose of filing or defending any case, suit or writ proceedings and to execute vokatnama, 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.
16. To compromise, compound or withdraw cases to confess judgements and to refer cases to arbitration.
17. 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 therefor.
18. 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.
19. 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.

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20. 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.
21. 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 our name and/or on our behalf as our said, Attorneys deems fit and proper and to sign application and/or objection of all kinds and to submit them in Appeal.
22. 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.
23. 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
24. 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.
25. To adduce evidence on our behalf in any proceedings
26. 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.
27. To sign and verify plaints, written statements, petitions and application of all kinds including petition of compromises after settlement of the terms and conditions, memorandums of appeal and to file and submit them in any court or offices and to

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KA  
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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

28. 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, attorney deems fit and proper.
29. 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.
30. To Swear Affidavit on our behalf before the executive magistrate, Judicial Magistrate and/or notary public.
31. To sign deed of indemnity on our behalf relating to land particularly described in the First Schedule hereunder written.
32. To sign and execute any kind of declaration, in connection with the First Schedule property, boundary declaration, undertaking, indemnity bond, notification in the newspaper and /or made G.D Entry to the local police station and/or concerned authority on our behalf.
33. 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 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.
34. To sign and execute deed of gift of for transferring strip of land in favour of the KMC for and on behalf of the Principals more fully described in the FIRST

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 Partner

SCHEUDLE hereto 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.

35. 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 only for sell of it's allocation in favour of the intending Purchaser/purchasers.

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.

AND 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 us 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 4/5<sup>th</sup> 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 4/5<sup>th</sup> share of 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 butted and bounded by

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ON THE NORTH : Premises number 24/A Jadavpur Central Road

ON THE EAST : Premises number 23 & 23B Jadavpur Central Road

ON THE SOUTH : 20' feet wide Jadavpur Central Road

ON THE WEST : 20' feet wide Jadavpur Central Road

KA  
By this document entered in to an agreement for development in respect of undivided 3100  
Square Feet more or less of land out of 3875 Square Feet of land and undivided 240 Square  
Feet of structure in ~~each~~ <sup>two</sup> floor out of 1200 square feet more or less

THE SECOND SCHEDULE ABOVE REFERRED TO

(Developer's Allocation)

ALL That the 4/5<sup>th</sup> share of balance FAR of the building and balance portion of the car parking space and/or commercial Space if any out of 4/5<sup>th</sup> 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 MoujaIbrahimpur 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.

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SMT JYOTSNA MAJUMDAR,  
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Partner



- 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).
- 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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SRI SAMBIT MAJUMDAR.  
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IN WITNESS WHEREOF the parties hereto set and subscribed their respective hands and seals on Two Thousand Twenty 11<sup>th</sup> December (11-12-2020)

SIGNED, SEALED AND DELIVERED

in presence of:

WITNESSES:

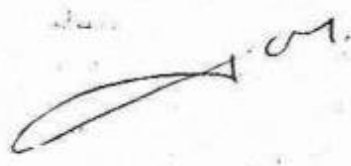
1. Sanjay Kumar  
18, Moore Avenue  
Uttamala 700040

Sunil Kumar Majumdar  
Arati Sen  
Gayatri Roy Choudhury  
Anjali Sengupta.

OWNERS/PRINCIPALS

2. Jyotsna Majumdar  
78A Raja Balanta Roy Rd.  
Kolkata. 700029

Karan Agarwala



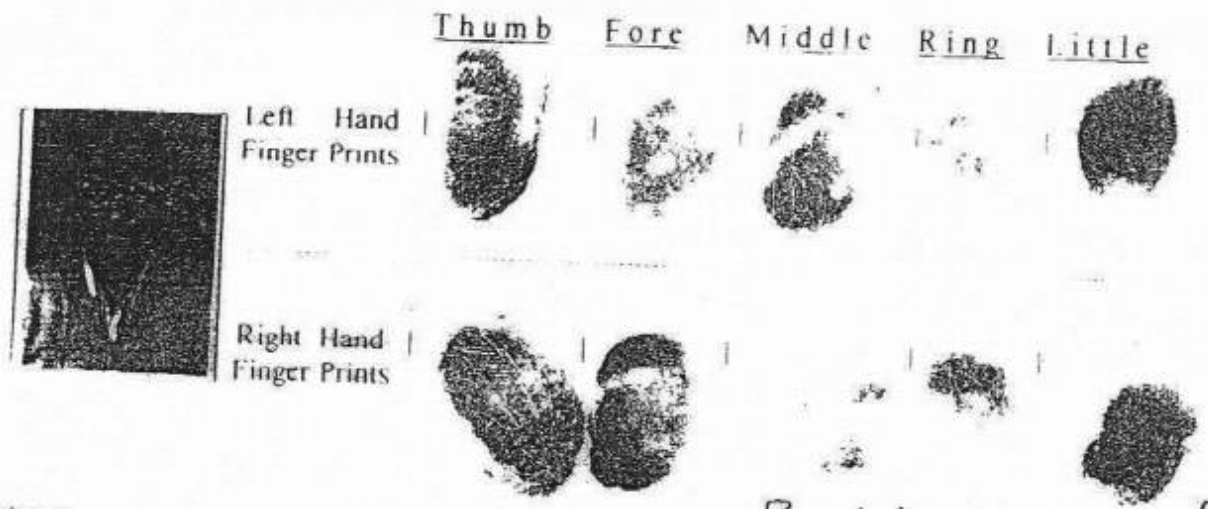
ACCEPTED BY US  
ATTORNEYS

PREPARED

Sunil Kumar Majumdar  
Advocate. Adv.  
Alipore Judges Court W 8 2165/99  
Kolkata-700027.

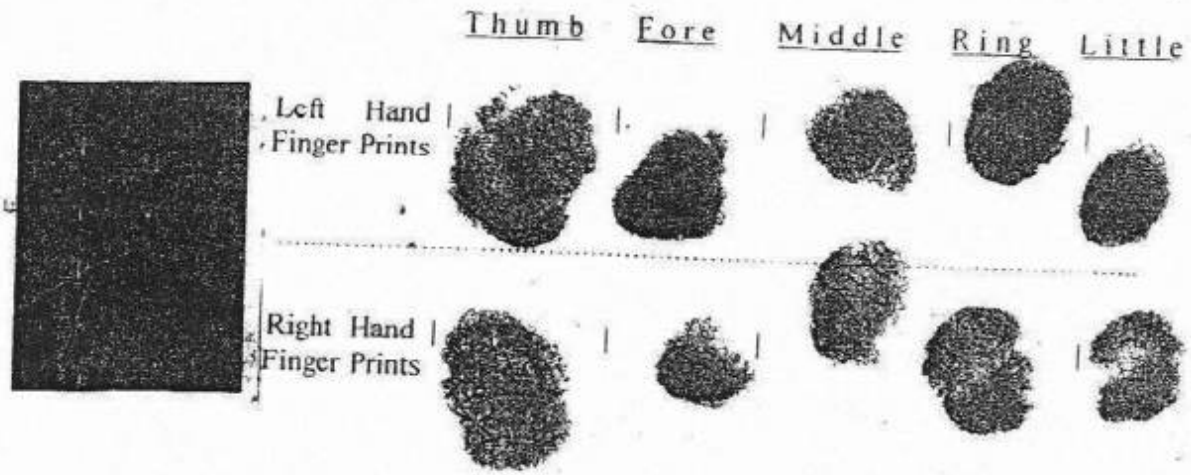
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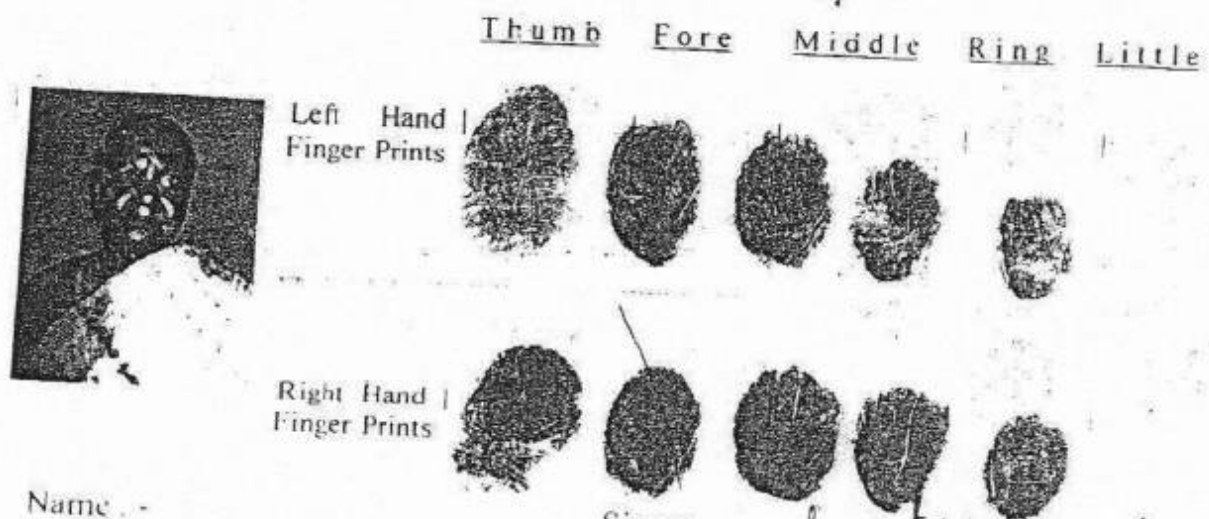
Name :-

Signature :- *Pavil Kumar Prasad*



Name :-

Signature :- *Arati Sen*



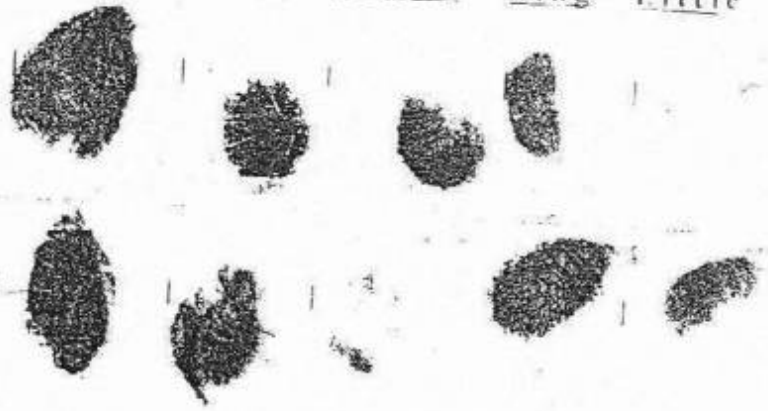
Name :-

Signature :- *Jayatri Roy Choudhary*



Left Hand  
Finger Prints

Thumb   Fore   Middle   Ring   Little



Right Hand  
Finger Prints

Name :-

Signature: *Anjali Sengupta*



Left Hand  
Finger Prints

Thumb   Fore   Middle   Ring   Little



Right Hand  
Finger Prints

Name :-

Signature: - *Karan Agorwala*



Left Hand  
Finger Prints

Thumb   Fore   Middle   Ring   Little



Right Hand  
Finger Prints

Name :- *DEVSOY MITRA* Signature: *[Signature]*





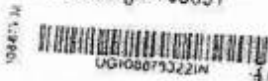
भारतीय विभाजन प्राधिकरण

भारत सरकार

Unique Identification Authority of India

Enrolment No. 1193/63119/01134

Mr  
Sunil Kumar Mazumder  
S/O Late R C Mazumder  
CK-136, Salt Lake City  
Sector-II Sech Bhawan S O  
Sech Bhawan, Kolkata  
West Bengal 700091



आपका आधार क्रमांक / Your Aadhaar No. :

7367 7541 6401

आधार - आम आदमी का अधिकार



भारत सरकार  
GOVERNMENT OF INDIA



Sunil Kumar Mazumder  
Year of Birth: 1937  
Male



7367 7541 6401

आधार - आम आदमी का अधिकार

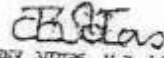
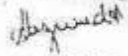
PERMANENT ACCOUNT NUMBER  
AFDPM2899B

नाम (NAME)  
SUNIL KUMAR MAZUMDER

पिता का नाम (FATHER'S NAME)  
RAMESH CHANDRA MAZUMDER

जन्म तिथि (DATE OF BIRTH)  
10-01-1937

हस्ताक्षर (SIGNATURE)



आयकर अधिकारी, प.ब.-111

COMMISSIONER OF INCOME-TAX, W.B.-III

यह कार्ड खोई / चिन जानें पर कृपया जारी करने वाले  
अधिकारी को सूचित / वापस कर दें  
आयकर निदेशक (पट्टाखि)  
ए. आर. ए. रोड, भुवनेश्वर  
२, अन्वेषण स्थल  
पुई दिल्ली - 110 055

In case this card is lost/found, kindly inform/return to  
the issuing authority :  
Joint Commissioner of Income-tax (Systems & Technical),  
H-7,  
Chowringhee Square,  
Calcutta - 700 009

आधार अंक / Your Aadhaar No. :

4371 0649 8312

VID: 5004 1961 6043 8305

मेरा आधार, मेरी पहचान



Arti Sen  
Date of Birth/DOB: 13/06/1944  
Female/FEMALE

Address:  
V/O P...  
PO-TATA  
BHU...  
S...  
...

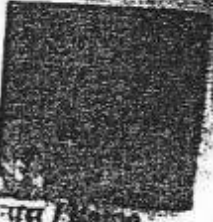
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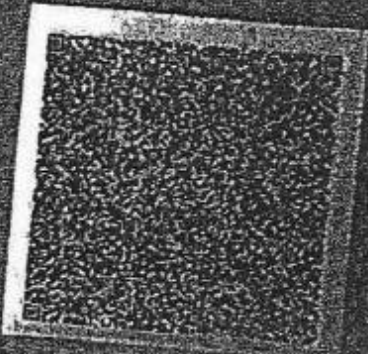
मेरा आधार, मेरी पहचान

आयकर विभाग  
INCOME TAX DEPARTMENT

भारत सरकार  
GOVT OF INDIA



स्थायी लेखा संख्या कार्ड  
Permanent Account Number Card  
KQHPS4405J



नाम / Name  
ARTI SEN

पिता का नाम / Father's Name  
RAMESH CHANDR. MIDZUMDER

पता / Address  
Dharmapur  
Bhubaneswar



ভারতীয় বিসিটি পরিচয় প্রদানকারী

ভারত সরকার  
Unique Identification Authority of India  
Government of India

সংস্কৃতি আইডি / Enrollment No : 1040/20054/02891

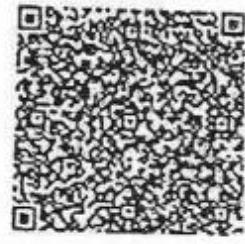
To  
Gayatri Roy Chowdhury  
গায়েত্রী রায় চৌধুরী  
1/7  
ADARSHA PALLY  
Regent Estate S.O  
Regent Estate, Kolkata  
West Bengal - 700092

25/11/2012



KL183568086DF

18356808



আপনার আধার সংখ্যা/ Your Aadhaar No. :

**6107 6538 2257**

আধার - সাধারণ মানুষের অধিকার



স্বাধীনতা  
GOVERNMENT OF INDIA



গায়েত্রী রায় চৌধুরী  
Gayatri Roy Chowdhury  
পিতা রামেশ চন্দ্র মজুমদার  
Father : RAMASH CH MAZUMDAR

জন্ম সাল/Year of Birth: 1949  
লিঙ্গ / Female

6107 6538 2257



আধার - সাধারণ মানুষের অধিকার

स्थायी लेखा संख्या

/PERMANENT ACCOUNT NUMBER

ACGPR7319P



नाम /NAME

GAYATRI ROYCHOWDHURY

पिता का नाम /FATHER'S NAME

RAMASH CHANDRA MAZUMDAR

जन्म तिथि /DATE OF BIRTH

10-11-1949

हस्ताक्षर /SIGNATURE

*Gayatri Roychowdhury*

*Nand Lal*

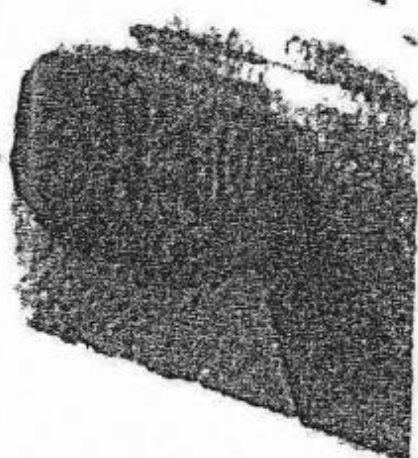
आयकर अधिकारी

COMMISSIONER OF INCOME TAX

भारत सरकार

GOVERNMENT OF INDIA

आयुक्त  
आयुक्त  
आयुक्त  
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7996 8642 1324

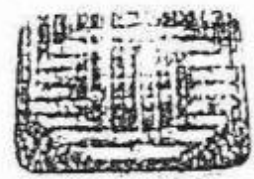
आधार - साधारण मनुष्येण अधिकार

आयकर विभाग  
INCOME TAX DEPARTMENT



भारत सरकार  
GOVT. OF INDIA

ANJALI SENGUPTA  
RAMESH CHANDRA MAJUMDAR



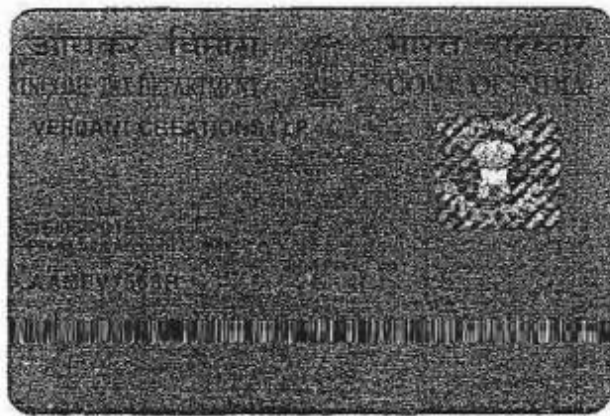
22/03/1936  
आयकर प्रमाणपत्र क्रमांक

BRPS7543G

Anjali Sengupta

Signature

1936 MAR 22







आम आदमी का अधिकार



क. अ. अ. अ.  
Karan Agarwala  
DOB 04-03-1996  
Gender: Male



2030 4483 2291

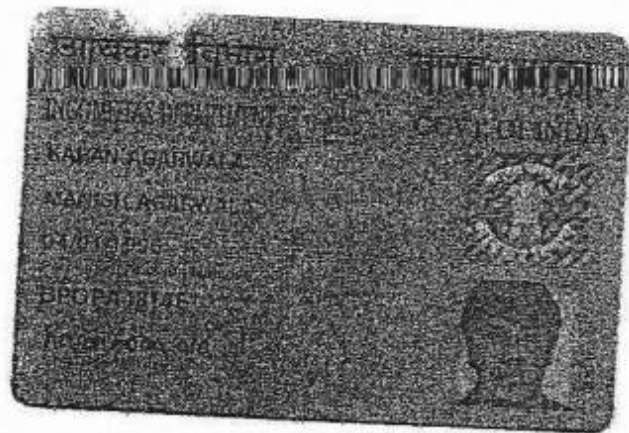
आधार - आम आदमी का अधिकार

সংসদ সদস্য  
GOVERNMENT OF WEST BENGAL

নাম / Name  
Dovjoy Mitra  
পিতা : গোপাল মিত্র  
Father : GOPAL MITRA  
জন্ম বর্ষ / Year of Birth : 1970  
পুলক / Male

8753 9307 0531

আধার - সাধারণ মানুষের অধিকার







ELECTION COMMISSION OF INDIA

ভারতের নির্বাচন কমিশন

IDENTITY CARD WB / 22 / 156 / 231040

পরিচয় পত্র



Elector's Name

নির্বাচক নাম

Dutta Subir

দত্ত সুবীর

Father/Mother/  
Husband's Name

পিতা/মাতা/স্বামীর নাম

Dishwanath

দিশ্বনাথ

Sex

লিঙ্গ

M

পুং

Age as on 1.1.1995

১.১.১৯৯৫-এ বয়স

33

৩৩

Address

29 Mahendra Sarkar Street, Calcutta

ঠিকানা

২৯ মহেন্দ্র সর্কার স্ট্রিট, কলিকতা।



Facsimile Signature  
Electoral Registration Officer

নির্বাচননির্বাহক কর্মকর্তার

For 156 SEALDAH

Assembly Constituency

১৫৬ সিংহালদহ

বিধানসভা নির্বাচন কেন্দ্র

Place

Calcutta

স্থান

কলিকতা

Date

09.06.95

তারিখ

০৯.০৬.৯৫



## Major Information of the Deed

Deed No:	I-1630-02888/2020	Date of Registration:	11/12/2020
Query No / Year	1630-8001665642/2020	Office where deed is registered	1630-8001665642/2020
Query Date	11/12/2020 1:31:39 PM		
Applicant Name, Address & Other Details	Subir Kumar Dutta Thana : Alipore, District : South 24-Parganas, WEST BENGAL, PIN - 700027, Mobile No : 9830034264, Status : Advocate		
Transaction:	Additional Transaction:		
[0138] Sale, Development Power of Attorney after Registered Development Agreement	[4305] Other than Immovable Property Declaration [No of Declaration : 2]		
Set Forth value	Market Value		
Rs. 1,50,000/-	Rs. 1,44,97,778/-		
Stamp duty Paid (SD)	Registration Fee Paid		
Rs. 100/- (Article:48(g))	Rs. 53/- (Article:E, E, M(b))		
Remarks	Development Power of Attorney after Registered Development Agreement of [Deed No/Year] :- 163002888/2020 Received Rs. 50/- ( FIFTY only ) from the applicant for issuing the assement slip (Urban area)		

### Land Details :

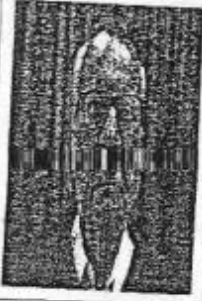





District: South 24-Parganas, P.S:- Jadavpur, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: JADAVPUR CENTRAL ROAD, , Premises No: 24, , Ward No: 095 Pin Code : 700032



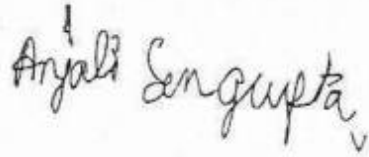
Sch No	Plot Number	Khatian Number	Land Use Proposed ROR	Area of Land	Set Forth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1			Bastu	4 Katha 4 Chatak 40 Sq Ft	1,00,000/-	1,37,77,778/-	Width of Approach Road: 20 Ft... Project Name:
<b>Grand Total :</b>				7.1042Dec	1,00,000 /-	137,77,778 /-	

### Structure Details :

Sch No	Structure Details	Area of Structure	Selforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	960 Sq Ft.	50,000/-	7,20,000/-	Structure Type: Structure
Gr Floor, Area of floor : 480 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 5 Years, Roof Type Pucca, Extent of Completion: Complete					
Floor No: 1, Area of floor : 480 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 5 Years, Roof Type Pucca, Extent of Completion: Complete					
<b>Total :</b>		960 sq ft	50,000 /-	7,20,000 /-	

## Principal Details :



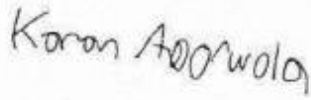



Sl. No.	Name	Address	Photo	Finger print and Signature
1	Mr SUNIL KUMAR MAZUMDER Son of Late RAMESH CHANDRA MAJUMDER Executed by: Self, Date of Execution: 11/12/2020 , Admitted by: Self, Date of Admission: 11/12/2020 ,Place : Office		 11/12/2020	 LTI 11/12/2020  Signature S.K. Mazumder 11/12/2020
CK 136 SECTOR II SALT LAKE CITY, KOLKATA, P.O:- CH MARKET, P.S:- Bidhannagar, District:- North 24-Parganas, West Bengal, India, PIN - 700091 Sex: Male, By Caste: Hindu, Occupation: Retired Person, Citizen of: India, PAN No.:: AFxxxxxx9B, Aadhaar No: 73xxxxxxxx6401, Status :Individual, Executed by: Self, Date of Execution: 11/12/2020 , Admitted by: Self, Date of Admission: 11/12/2020 ,Place : Office				
2	Mrs ARTI SEN Wife of Late PARIMAL SEN Executed by: Self, Date of Execution: 11/12/2020 , Admitted by: Self, Date of Admission: 11/12/2020 ,Place : Office		 11/12/2020	 LTI 11/12/2020  Signature Arti Sen 11/12/2020
23 GANDHI PATH, HALUDBONI, PARSUDIH, TATANAGAR, P.O:- TATANAGAR, P.S:- TATANAGAR, District:-Pashchimi Singhbhum, Jharkhand, India, PIN - 831002 Sex: Female, By Caste: Hindu, Occupation: Retired Person, Citizen of: India, PAN No.:: KQxxxxxx5J, Aadhaar No: 43xxxxxxxx8312, Status :Individual, Executed by: Self, Date of Execution: 11/12/2020 , Admitted by: Self, Date of Admission: 11/12/2020 ,Place : Office				
3	Mrs GAYATRI ROY CHOWDHURY Wife of Late AMAR ROY CHOWDHURY Executed by: Self, Date of Execution: 11/12/2020 , Admitted by: Self, Date of Admission: 11/12/2020 ,Place : Office		 11/12/2020	 LTI 11/12/2020  Signature Gayatri Roy Chowdhury 11/12/2020
1/7, ADARSHA PALLY, NETAJI NAGAR, KOLKATA, P.O:- REGENT ESTATE, P.S:- Patuli, District:- South 24-Parganas, West Bengal, India, PIN - 700092 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: ACxxxxxx9P, Aadhaar No: 61xxxxxxxx2257, Status :Individual, Executed by: Self, Date of Execution: 11/12/2020 , Admitted by: Self, Date of Admission: 11/12/2020 ,Place : Office				

Name	Photo	Finger Print	Signature
<b>Mrs ANJALI SENGUPTA</b> Daughter of Late RAMESH CHANDRA MAJUMDER Executed by: Self, Date of Execution: 11/12/2020 Admitted by: Self, Date of Admission: 11/12/2020, Place of Admission: Office	 <small>11/12/2020</small>	 <small>LTI 11/12/2020</small>	 <small>11/12/2020</small>
SATGRAM HOUSING SOCIETY, SARSUNA, BEHALA, KOLKATA, P.O:- SARSUNA, P.S:- Thakurpukur, District:-South 24-Parganas, West Bengal, India, PIN - 700061 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: BRxxxxxx3G, Aadhaar No: 79xxxxxxxx1324, Status :Individual, Executed by: Self, Date of Execution: 11/12/2020, Admitted by: Self, Date of Admission: 11/12/2020, Place : Office			

**Attorney Details :**

Sl No	Name	Address	Photo	Finger print and Signature
1	<b>VERDANT CREATIONS LLP</b>	78A, RAJA BASANA 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	<b>Mr KARAN AGARWALA</b> (Presentant) Son of Mr MANISH AGARWALA Date of Execution - 11/12/2020, Admitted by: Self, Date of Admission: 11/12/2020, Place of Admission of Execution: Office	2052, CHAK GARIA, UPOHAR CONDOVILLE, 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)	 <small>Dec 11 2020 2:06PM</small>	 <small>LTI 11/12/2020</small>	 <small>11/12/2020</small>
2	<b>DEVJOY MITRA</b> Son of GOPAL MITRA Date of Execution - 11/12/2020, Admitted by: Self, Date of Admission: 11/12/2020, Place of Admission of Execution: Office		 <small>Dec 11 2020 2:06PM</small>	 <small>LTI 11/12/2020</small>	 <small>11/12/2020</small>



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
<b>SUBIR KUMAR DUTTA</b> Son of Late BISWANATH DUTTA ALIPORE POLICE COURT, P.O.- ALIPORE, P.S.- Alipore, District:-South 24 -Parganas, West Bengal, India, PIN - 700027			
	11/12/2020	11/12/2020	11/12/2020

Identifier Of Mr SUNIL KUMAR MAZUMDER, Mrs ARTI SEN, Mrs GAYATRI ROY CHOWDHURY, Mrs ANJALI SENGUPTA, Mr KARAN AGARWALA, DEVJOY MITRA

Transfer of property for L1		
Sl.No	From	To. with area (Name-Area)
1	Mr SUNIL KUMAR MAZUMDER	VERDANT CREATIONS LLP-1.77604 Dec
2	Mrs ARTI SEN	VERDANT CREATIONS LLP-1.77604 Dec
3	Mrs GAYATRI ROY CHOWDHURY	VERDANT CREATIONS LLP-1.77604 Dec
4	Mrs ANJALI SENGUPTA	VERDANT CREATIONS LLP-1.77604 Dec

Transfer of property for S1		
Sl.No	From	To. with area (Name-Area)
1	Mr SUNIL KUMAR MAZUMDER	VERDANT CREATIONS LLP-240.00000000 Sq Ft
2	Mrs ARTI SEN	VERDANT CREATIONS LLP-240.00000000 Sq Ft
3	Mrs GAYATRI ROY CHOWDHURY	VERDANT CREATIONS LLP-240.00000000 Sq Ft
4	Mrs ANJALI SENGUPTA	VERDANT CREATIONS LLP-240.00000000 Sq Ft

On 11-12-2020

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 &amp; Rule 22A(3) 46(4), W.B. Registration Rules, 1962)

Presented for registration at 13:58 hrs on 11-12-2020, at the Office of the D.S.R. - V SOUTH 24-PARGANAS by Mr KARAN AGARWALA.

Certificate of Market Value (WB RUVI rules of 2001)

Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs 1,44,97,778/-

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

Execution is admitted on 11/12/2020 by 1. Mr SUNIL KUMAR MAZUMDER, Son of Late RAMESH CHANDRA MAJUMDER, CK 136 SECTOR II SALT LAKE CITY, KOLKATA, P.O: CH MARKET, Thana: Bidhannagar, , North 24-Parganas, WEST BENGAL, India, PIN - 700091, by caste Hindu, by Profession Retired Person, 2. Mrs ARTI SEN, Wife of Late PARIMAL SEN, 23 GANDHI PATH, HALUDBONI, PARSUDIH, TATANAGAR, P.O: TATANAGAR, Thana: TATANAGAR, , Pashchimi Singhbhum, JHARKHAND, India, PIN - 831002, by caste Hindu, by Profession Retired Person, 3. Mrs GAYATRI ROY CHOWDHURY, Wife of Late AMAR ROY CHOWDHURY, 1/7, ADARSHA PALLY, NETAJI NAGAR, KOLKATA, P.O: REGENT ESTATE, Thana: Patuli, , South 24-Parganas, WEST BENGAL, India, PIN - 700092, by caste Hindu, by Profession House wife, 4. Mrs ANJALI SENGUPTA, Daughter of Late RAMESH CHANDRA MAJUMDER, SATGRAM HOUSING SOCIETY, SARSUNA, BEHALA, KOLKATA, P.O: SARSUNA, Thana: Thakurpukur, , South 24-Parganas, WEST BENGAL, India, PIN - 700061, by caste Hindu, by Profession House wife

Indetified by SUBIR KUMAR DUTTA, Son of Late BISWYANATH 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 11-12-2020 by Mr KARAN AGARWALA, PARTNER, VERDANT CREATIONS LLP, 78A, RAJA BASANA ROY ROAD, KOLKATA, P.O:- TOLLYGUNGE, P.S:- Tollygunge, District:-South 24-Parganas, West Bengal, India, PIN - 700029

Indetified by 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 11-12-2020 by BEYJOY MITRA, PARTNER, VERDANT CREATIONS LLP, 78A, RAJA BASANA ROY ROAD, KOLKATA, P.O:- TOLLYGUNGE, P.S:- Tollygunge, District:-South 24-Parganas, West Bengal, India, PIN - 700029

Indetified by 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

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/-



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11  
12

THE UNIVERSITY OF CHICAGO  
DIVISION OF THE PHYSICAL SCIENCES  
DEPARTMENT OF CHEMISTRY  
5708 SOUTH CAMPUS DRIVE  
CHICAGO, ILLINOIS 60637  
TEL: 773-936-3700  
FAX: 773-936-3701  
WWW.CHEM.UCHICAGO.EDU

10/1/00

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1630-2020, Page from 109607 to 109646  
being No 163002888 for the year 2020.



Digitally signed by KRISHNENDU  
TALUKDAR  
Date: 2020.12.28 19:05:56 +05:30  
Reason: Digital Signing of Deed.

(Krishnendu Talukdar) 2020/12/28 07:05:56 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

Partner

(This document is digitally signed.)

