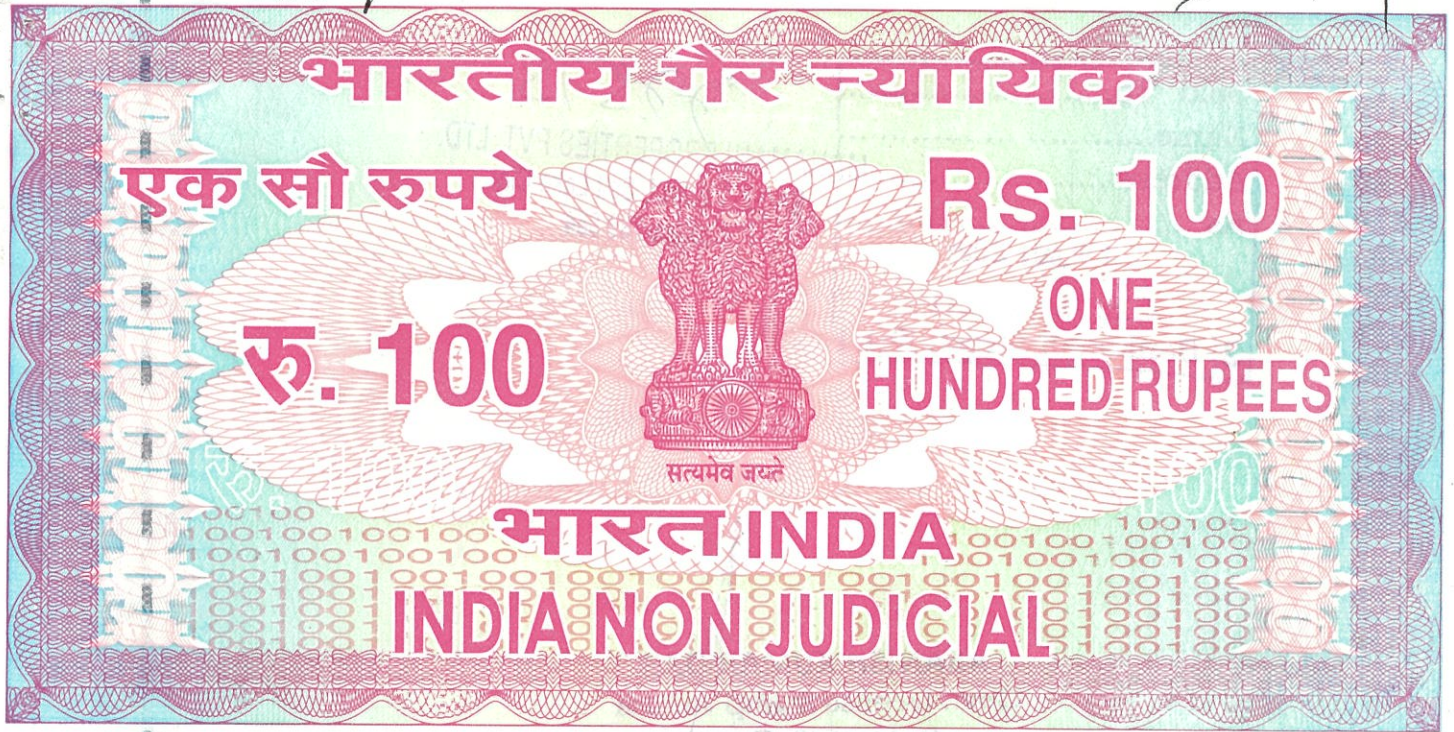


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2021



Certified that the Document is admitted to Registration. The Signature Sheet and the endorsement sheet attached to this document are the part of this Document.

Additional Registrar
of Assurances-IV, Kolkata

26 FEB 2021

DEVELOPMENT POWER OF ATTORNEY.

Additional Registrar of
Assurances-IV, Kolkata

KNOW ALL MEN BY THESE PRESENTS THAT I, MRS. SWATI CHAUDHURI (having PAN: ADQPC5619Q & AADHAAR NO. 3002 7946 6619), wife of Late Debobroto Chowdhury, by Faith Hindu, by Occupation Business, by Nationality: Indian, residing at 95, Salt Lake, Sector - III, Block - HB, P.O: Bidhannagar IB Market, P.S: East Bidhannagar, Kolkata - 700 106, being the representing

Visit Case No. 262 dt. 23.02.21
J(1)- 250
J(2)- 100
Total 350/-
Realised on.....

ARA-IV
Kolkata

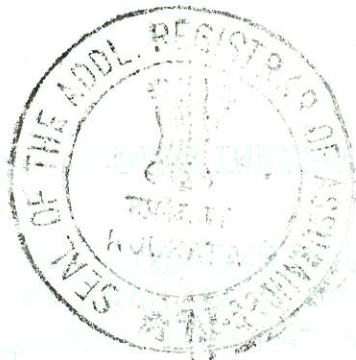
650/-
24-2-21

Sold To.....
Name.....
Address.....
Rs.....
14 JAN 2021
C.M.M's Court,
2, Bankshall Street, Kol-1

77575
MAHAMANI PROPERTIES PVT. LTD.
BA-17, Sector-I, Salt Lake City
Kolkata-700 064

ABANISH KUMAR DAS
Govt. License Stamp Vendor
C. M. M.'S Court
2, Bankshall Street, Kol-1

Sangeet Gupta



Being Kirtan Bhattacharya
S/O Mr. Binendra Nath Bhattacharya
610 Kanchanjyoti Chhapra.
P.O. Newa Para -
749166 P.O. Gidulpur

ADDITIONAL REGISTRAR
OF ASSURANCES-IV, KOLKATA

24 FEB, 2021






Government of West Bengal

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

OFFICE OF THE A.R.A. - IV KOLKATA, District Name :Kolkata

Signature / LTI Sheet of Query No/Year 19048000380804/2021

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





Sl No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
1	Mr SANJEEB GUPTA BA-17, Salt Lake City, Sector-1, P.O:- Bidhannagar, P.S.- North Bidhannagar, District:- North 24-Parganas West Bengal, India PIN - 700064	Represent ative of Principal [B CHAUDH URY PRINT & ART SERVICE S PRIVATE LIMITED] ,[MAHAM ANI PROPER TIES PRIVATE LIMITED] ,[MAHAM ANI PROPER TIES PRIVATE LIMITED]			 24/2/2021



ADDITIONAL REGISTRAR
OF ASSURANCES-IV, KOLKATA

24 FEB, 2021

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

SI No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
2	Mrs SWATI CHAUDHURI 95, Salt Lake, Block/Sector: HB, P.C:- Bidhannagar, P.S - East Bidhannagar, District:-North 24-Parganas, West Bengal, India, PIN - 700091	Representative of Principal [B CHAUDHURY PRINT & ART SERVICES PRIVATE LIMITED]		948 	Swati Chaudhuri 24.02.2021
SI No.	Name and Address of identifier	Identifier of	Photo	Finger Print	Signature with date
1	Mr BINAY KR SHINHA BHAWMICK Son of Late BIRENDRA NATH BHAWMICK, 610, KAMALGARH, ICHHAPUR, NAWABGANJ P.C - ICHHAPUR NAWABGANJ P.S:- Noapara District:- North 24-Parganas, West Bengal, India, PIN - 743144	Mr SANJEEB GUPTA, Mrs SWATI CHAUDHURI		949 	Binay Krishna Shinnha Bhawmick 24.02.2021

(Mohul Mukhopadhyay)

ADDITONAL REGISTRAR
OF ASSURANCE

OFFICE OF THE A.R.A. -
IV KOLKATA

Kolkata, West Bengal



ADDITIONAL REGISTRAR
OF ASSURANCES-IV, KOLKATA

24 FEB 2021

*Total Amount Received by Cash Rs. 391/-

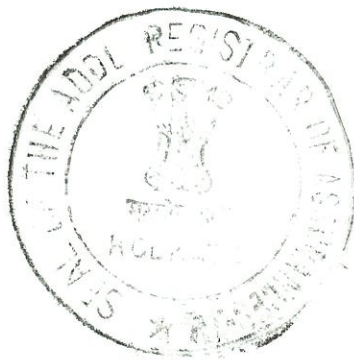
(Mukul Mukhopadhyay)
ADDITIONAL REGISTRAR
OF ASSURANCE
OFFICE OF THE A.R.A. -
IV KOLKATA
Kolkata, West Bengal

(2)

Director of **STUDIO PRINT ART** Proprietor **B. CHAUDHURY PRINT & ART SERVICES PVT. LIMITED** (having **PAN-AABCP9079Q**) a Company incorporated under Companies Act, 1956 having its registered office at 1, Jawaharlal Dutta Lane, P.O: Ultadanga Main Road S.O, P.S: Ultadanga, Kolkata – 700 067, hereinafter referred to and called as the “**PRINCIPAL**” do hereby **SEND GREETINGS THAT:**

A) The Principal herein is seized and possessed of and or well and sufficiently entitle to All That piece or parcel of land measuring **2 Bighas or 40 Cottahs**, be the same a little more or less, comprised in Old Dag No. 3170 corresponding to R.S. as well L.R. Dag No. 2148, Khatian No. Old 145, R.S. Kh. No. 266 present L.R. Khatian No. 8247, lying and situated at Mouza: Gopalpur, R.S. No. 140, Touzi No. 2998, within the ambit of B.L & L.R.O. Rajarhat, J.L. No.2, under Police Station: formerly Rajarhat at present Airport P.S., District: North 24-Parganas, morefully described in the **Schedule** hereunder written and hereinafter for the sake of brevity referred to as the ‘**SAID LAND**’/ ‘**SAID PROPERTY**’ free from all encumbrances whatsoever and the name of our said firm the Principal herein is recorded with the Rajarhat Gopalpur Municipality at present with the Bidhan Nagar Municipal Corporation as the absolute joint owners thereof;

WHEREAS the said **Studio Print Art Proprietor B. Chaudhury Print & Art Services Pvt. Limited** the Principal / Executant herein as the Owner of the “**SAID LAND**”/“**SAID PROPERTY**”, having marketable right, title, interest and physical possession thereof, by a Development Agreement executed by me on behalf of the said company as the **LAND OWNER/PARTY OF THE FIRST PART** and **M/S. MAHAMANI PROPERTIES PVT. LTD.** (having **PAN-AAICM4413A**) a Company incorporated under Companies Act, 1956 having its registered office at BA-17, Sector-1, Salt Lake City, P.O: Bidhannagar, P.S: Bidhannagar (North), Kolkata 700 064, being represented by one of its Director **SRI SANJEEB GUPTA**, (having **PAN- ADUPG1777F & AADHAAR NO. 5353 7491 8356**), son of Sr Gopal Prasad Gupta by Faith Hinou, by Occupation Business, by Nationality Indian, residing at BA-17, Sector-1, Salt Lake City, P.O: Bidhannagar, P.S: Bidhannagar (North) Kolkata 700 064, as the **DEVELOPER/ BUILDER/PARTY OF THE SECOND PART** therein on 17th day of February 2021, the Principal herein therein have agreed to develop our said Property under the Schedule hereto through the said **DEVELOPER/ BUILDER** on the terms and conditions contained in the said Development or otherwise Joint Venture Agreement executed by and between us, i.e. the Executants/Land Owners in First Part and the said Developer/ Builder or the Second Part (hereinafter referred to as the ‘**SAID DEVELOPMENT AGREEMENT**’).



ADDITIONAL REGISTRAR
OF ASSURANCES-IV, KOLKATA

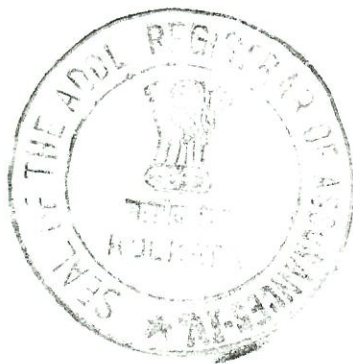
24 FEB 2021

(3)

AND WHEREAS to give true effect to the said Development Agreement and for proper implementation to the terms and conditions thereof, it is necessary and is condition precedent to give and execute a Power of Attorney in favour of the said DEVELOPER/ BUILDER to enable it to get the requisite exemption, permission, sanction etc. from the appropriate and/or competent authorities for smooth execution of the Development and construction work in the 'Schedule Property' and also for selling of the units, flats, car parking spaces, shops, commercial spaces and other portions in the new buildings proposed to be constructed on the land under the Schedule hereto as well as for selling of the portions under the Developer's Allocations and also for all other practical purposes in terms of the said Development Agreement executed in between us and the said Developer on **17th day of February, 2021, duly registered at the Office of the ARA – IV Kolkata, vide Deed No. 1075 for the year 2021**

NOW KNOW YE AND THESE PRESENTS WITNESSES that I, **MRS. SWATI CHAUDHURI** the representing Director of the Principal Company do hereby nominate, constitute and appoint **(1) SRI SANJEEB GUPTA** having PAN-ADUPG1777F & AADHAAR NO. 5353 7491 8356), **AND (2) SRI SUJIT GUPTA** (having PAN- ADWPG6464F & AADHAAR NO. 2597 4020 0681), both sons of Sri Gopal Prasad Gupta, by Faith: Hindu, by Occupation: Business having place of business cum residence at BA-17, Sector-1, Salt Lake City Kolkata - 700 064, District: North 24-Parganas, both being the Directors of said **MAHAMANI PROPERTIES PRIVATE LIMITED** as our true and lawful Attorneys for us in our names and on our behalf with Power to act, to exercise, carry out, execute or perform any or all of the acts, deeds, things, powers or authorities in any way relating to our 'SAID PROPERTY' described in the SCHEDULE hereunder written including those, as contained hereafter as follows : -

1. To enter into the 'Said Property' hold and defend possession of the 'Said Land' and every part thereof and also to manage maintain and administer the Said Land/Said Property and every part thereof.
2. To sign, execute and submit all plans, documents, statements, papers, undertaking, declarations and plan/s, completion plan with applications and others as may be required for having the plan sanctioned and/or the sanction plans modified and/or altered by the Bidhanagar Municipal Corporation and other Authority or Authorities for the time being in force and for obtaining Building/s Completion Certificate therefrom.
3. To appear and represent us before the appropriate Authority or Authorities including the concerned Bidhan Nagar Municipal Corporation, West Bengal Police/Bidhan Nagar Police, Fire Brigade, Competent



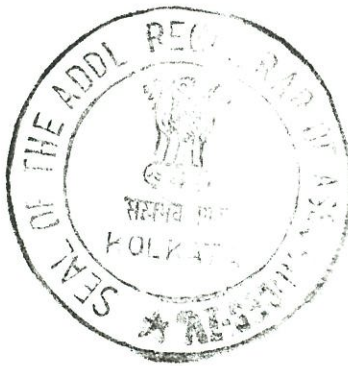
ADDITIONAL REGISTRAR
OF ASSURANCES-IV, KOLKATA

24 FEB 2021

(4)

West Bengal Police/Bidhan Nagar Police, Fire Brigade. Competent Authority under the Urban Land (Ceiling and regulation) Act. 1976 and Government of West Bengal and other concerned authorities, in connection with the sanction, modification and/or alteration or revision of the plan of the buildings and also for all others matters affairs in connection to the development and construction of Housing Project on the said Premises.

4. To pay fees, obtain sanction and such other orders and permissions from the necessary authorities as be expedient for modification and/or alteration of the sanctioned plans and also to submit and take delivery of title deeds concerning the said Property and also other papers and documents as may be required by the necessary authorities and to appoint Engineers, Architects and other Agents sub-Contractors for the aforesaid purpose as the said Attorney/s shall think fit and proper
5. To appear, represent and sign on our behalf before all Authorities including those under the concerned Bidhan Nagar Municipal Corporation for fixation and/or finalization of the annual valuation of the said premises and for that to sign, execute, register and submit necessary papers and documents and do all other acts, deeds and things as the said Attorneys may deem fit and proper and also to apply for and obtain Completion or Occupancy Certificate and other certificates as may be required from the concerned authorities including from Bidhan Nagar Municipal Corporation Authority.
6. To file and submit declarations, statements applications and/or returns to the necessary Authority or Authorities in connection with the matters herein contained including to file, initiate, defend and/or compromise any suit, legal proceeding and/or Appeal or Revision.
7. To apply before the concerned Authority of the concerned Electricity Supplying Corporation and/or W.B.S.E.D.C.L/ CESC as applicable for the new temporary and/or permanent electricity connections at the said Property and also to convert the overhead connection to the underground connection and to apply for the disconnection of the said temporary and/or permanent electricity connections at the said building at the said Property and for the purpose to pay the required fees and/or security deposit and withdraw the same when and if so required and for the aforesaid purpose to sign, execute and submit all necessary papers, applications, documents and plans and to do all such other acts, deeds



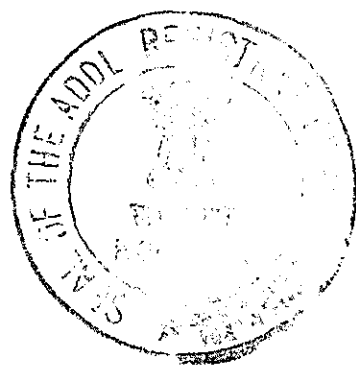
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ADDITIONAL REGISTRAR
OF ASSURANCE CO., KOLKATA

24 FEB 2021

(5)

and things as may be deemed fit and proper by our said Attorneys on our behalf as and when required from time to time.

8. To apply before the concerned Authority for the new temporary and/or permanent connection of gas, water, sewerage, drainage, telephone, generator installation and/or other connection of any other utility to the said Property from the concerned Authorities, if so required, and/or to make alteration therein and to close down and/or have disconnected any of the above mentioned connections and for the aforesaid purpose to sign, execute and submit all necessary papers, applications, documents and plans and to do all such other acts, deeds and things as may be deemed fit and proper by our said Attorneys.
9. To Develop the said Property by making construction of such type of building or building thereon as the said Attorney/s may deem fit and proper and for that purpose to take down demolish and/or remove old existing house building and/or structure of whatsoever nature on the premises.
10. To appoint and engage Surveyors, Pleaders, Advocates or Solicitors wherever and whenever our said Attorney/s shall think fit and proper to do so discharge and/or terminate his or their appointments at their own discretion.
11. To apply for and obtain electricity, gas, water, sewerage, drainage telephone or other connections of any other utility to the said Property and/or to make alterations therein and to close down and/or have disconnected the same and for that purpose to sign execute and submit all papers applications documents and plans to do all other acts, deeds and things as may be deemed fit and proper by the said Attorney/s.
12. To give undertakings, assurances and indemnities, so may be required for the purposes aforesaid.
13. To apply for and obtain mutation, conversion, amalgamation, separation, updation, correction, modification, alteration or other recording in respect of the Subject Property or any part thereof and from the Bidhan Nagar Municipal Corporation, The Kolkata Metropolitan Development Authority, Collector, District Magistrate, and any other appropriate authorities as may be deemed fit and proper by the said Attorney/s.



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ADDL REGISTRAR
OF KOLKATA

24 FEB 2021

(6)

14. To commence prosecute, enforce, defend, answer and oppose all actions and other legal proceedings and demands touching any of the matters concerning said Property or any part thereof including relating to acquisition and/or requisition and/or in respect of the said Property or any part thereof and if think fit to compromise settle refer to arbitration, abandon, submit to judgment or become non-suited in any such action or proceedings as aforesaid before any Court Civil, Criminal or Revenue, Tribunals including the Hon'ble High Court Kolkata and also Hon'ble Supreme Court, India.
15. To file and defend suits cases, appeals, applications and whatever nature for and on behalf of Principals or to be instituted preferred by or against any person or persons in respect of the 'Said Land'/'Said Property' and or any part or portion thereof and also to present and prosecute writ application in respect thereof.
16. To sign, declare and/or affirm any plaint, written statement, petition, affidavit, verification, Vakalatnama, Warrant of Attorney memo of appeal or any other documents or papers in any proceedings or in any way connected therewith.
17. To deposit and withdraw fees documents and moneys in and from any courts and/or other person/s or authority and give valid receipts and discharge therefor.
18. To grant "Consent" and "No Objection Certificate" and permit to Transferees of Units, Parking Spaces and other Transferable Areas to take Home Loans from any Banks or Financial Institutions to the extend of the Developer's Allocations.
19. To negotiate and settle the price against suitable terms at our Attorney's sole discretion and to sign and execute any Agreement for Sale, Deed of Mortgage, Deed of Lease for any part or portion of the said property in favour of any intending purchaser or purchasers, financial institute and/or of lessee or lessees and upon entering into such agreement to receive consideration money partly or fully and to give valid receipt and discharge for the same at the exclusive discretion of our said Attorney/s but only in respect of the flats, units and the portions under the **"Developer's Allocations"** in the proposed building/s within the proposed Housing Enclave and as described in Part – II of the Second Schedule hereunder together with undivided proportionate share of the Said Land under the Schedule hereto as per terms and conditions of the aforesaid



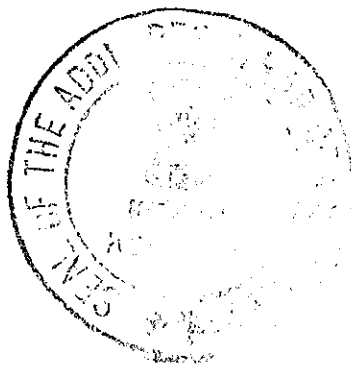
ADDITIONAL REGISTRAR
OF ASSURANCES-IV, KOLKATA

24 FEB 2021

(7)

Development Agreement and without hampering the "Owners' Allocations" under Part – I of the Second Schedule hereto written.

20. Upon such receipt of consideration in full to prepare, sign, execute and register all such Conveyance and/or Conveyances, Deed of Transfer, Deed of Lease and/or any such lawful Deeds and Documents in favour of any such purchasers, mortgagees and/or lessees as the case may be and execution and registration of such Deeds to Transfer and convey the rights, title and interest of the Schedule Property and / or any portion thereof to the extent of the **Developer's Allocations under Part – II of the Second Schedule** written hereto and save and except the Owners' Allocations in terms of the said Development Agreement and described under Part – I of the Second Schedule hereto.
22. To present any or all such Conveyances, Deed of Transfers, and to rectify by Deed of Rectifications and/or any other Deeds or Documents in respect of the Said Property before the Registrar of Assurances, Kolkata, District Registrar, Additional District Sub-Registrar for registration, to admit and execution and upon receipt of consideration to sign and execute such Deed or Deeds and have the said Conveyances and/or said Deeds and Documents registered and to do all such acts Deeds, things and matters which our said attorneys shall consider proper and necessary for conveying the undivided impartable proportionate share of our said property or any portion thereof attributable to the constructed portions in the new building/s in the proposed project under the Developer's Allocations in terms of the 'Said Development Agreement'
23. To sign, execute and issue No Objection Certificate towards mortgage of flat/s, shop/s, commercial space/s, car parking space/s and other portions under the Developer's Allocation togetherwith undivided proportionate share of land for obtaining Loan by the intending purchaser/s from the Financial Organisation/s for the purpose of purchasing such unit/s.
24. To mortgage the areas/spaces attributable to the Developers/Builders' Allocation in the Subject Property with any bank, financial institution or other lending Organization /Corporation and raise finance therefrom by deposit of title deeds of the Subject Property (equitable mortgage) or by executing simple mortgage deed or crating English mortgage, to secure project finance required by the Developers/Builders and further to execute any further document or documents in furtherance of the above objective, including executing letter evidencing deposit of title deeds, confirmation of



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24 FEB 2021

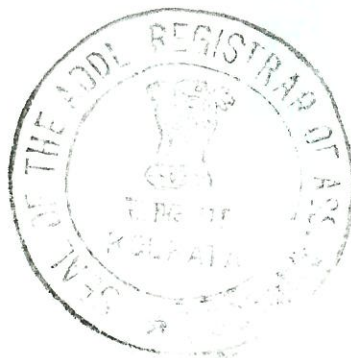
(8)

title deeds, deliver the Title Deeds and to receive back the Title Deeds and further to acknowledge the debt and security in terms of Sections 18 and 19 of Limitation Act, provided always such borrowing of finance and mortgage shall be deemed in respect of the Developers'/Builders' allocated areas only and without however creating any financial obligation upon the Principal/ Land Owner.

25. For allow any of the purpose hereinbefore stated to appear and represent us before all authorities having jurisdiction and to sign, execute and submit papers and documents jointly or severally.

AND I the representing Director of the Principal hereby declare that the powers and authorities hereby granted shall remain in force till the said property is fully and properly developed as per development agreement and in accordance with the statutory provisions, rules and regulations and that the transfer and/or conveyances of the land, buildings, flats, garage, parking space, commercial areas and other constructed areas are conveyed to the intending purchasers and handing over the entire complex to the Association of Apartment Owners and the same is registered and starts functioning, AND that in case of death of any executant, the powers and authority hereunder given shall remain in force for and in respect of the remaining executants, however the legal heirs and successors of the deceased executants shall be bound by the terms of the Development Agreement and as such may execute and register separate Power of Attorney giving identical powers and authority to the present Attorneys to fulfill the terms and conditions contained in the Development Agreement as per desire and intention of their predecessor-in-interest / deceased executants.

AND GENERALLY to acts as our Sole Attorney or Agent in relation to all matters touching our Said Land/Said Property under the Schedule hereto and proposed building/s and on our behalves to do and execute all, instruments, acts, matters, deeds and things as fully and effectually as we would do if personally present; AND we the abovenamed Principals doth hereby ratify and confirm and agreed to ratify and confirm all and whatsoever our said Attorney/s shall lawfully do or cause to be done in or about the "Said Property" described in the Schedules hereunder.



✓
ADDITIONAL REGISTRAR
OF ASSURANCES IV, KOLKATA

24 FEB 2021

(9)

THE FIRST SCHEDULE ABOVE REFERRED TO:

(The "Said Property" Owned By The First Party Herein as Owner)

All That piece and parcel of Eastu Land measuring **2 Bighas or 40 Cottahs**, be the same a little more or less. comprised in **Old Dag No. 3170** corresponding to **R.S. / L.R. Dag No. 2148**, Khatian No. Old 145, R.S. Kh. No. 266 present **L.R. Khatian No. 8247**, lying and situated at **Mouza: Gopalpur, R.S. No. 140, Touzi No. 2998**, within the ambit of B.L & L.R.O., Rajarhat North 24-Parganas, under Police Station – Rajarhat at present Airport P.S, within the municipal limit of the then Rajarhat-Gopalpur Municipality then having Municipal Holding No. A/S/228/97, Ward No.6 subsequently Holding No. RGM 7/6 BL – Ward No. 7, at present within the limit of Bidhannagar Municipal Corporation having present Holding No. 05(4/2483), Sub-Registry Office- Additional District- Sub-Registrar Bidhannagar and Rent or Khajana payable to the Collectorate North 24-Parganas, which is butted and bounded as under:

- On the North** : By Garden of Moune;
- On the South** : By Mir Sultan Ali;
- On the East** : By Yeasin Mondal and others;
- On the West** : By Plot No. 3169;

THE SECOND SCHEDULE PART - I ABOVE REFERRED TO:

(Allocation of the Owners)

ALL THAT 5 (five) numbers of residential flats each measuring 800 sq. ft. Carpet area out of which 2 (two) flats on the 2nd floor and 3 (three) flats on the 5th floor in any building out of the total built up area in all new building/s proposed to be constructed on and upon the Owners' Land under the First Schedule hereto within the proposed Housing Project including of proportionate and undivided shares in all common areas and common amenities in the Said Premises described in the Fourth Schedule and proposed to be constructed and finished as per specifications under the Third Schedule in a finished and habitable condition togetherwith undivided and impartable proportionate shares of the Said Land described in the First Schedule hereinabove

THE SECOND SCHEDULE PART - II ABOVE REFERRED TO

(Allocation of the Developers/Builders)

ALL THAT residue flats, floors, parking places, and other portions in all the proposed Buildings on and upon the land described in the First Schedule and within the proposed Housing Project **Save and Except the said Owner's Allocation, as defined above** and as so described in Part – I of this Schedule



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OF ASSAM, IV, KOLKATA

24 FEB 2021

(10)

and also the common areas. the entire remaining areas in the new building/s consists of the residential flats, commercial spaces, shops and garages/car parking spaces proposed to be constructed on and upon the Owners' Land written in the First Schedule hereinabove together with the proportionate undivided share therein along with undivided and proportionate share of the common facilities which shall be absolutely belong to the Developer and/or its nominee/s or assignees under the terms and conditions of this Development Agreement.

IN WITNESSES WHEREOF we being the representing Director of the abovenamed PRINCIPAL have executed these presents on this the 24th day of February in the year Two Thousand And Twenty One.

WITNESSES:-

1. Bisoy Kumar Bhattacharya
610 Khandgar, Ichabari
743144.
2. Russiasa Das
2/3 K. B. Saram,
Kolkata-700080.
3. Sandip Saha
40, Profulla Chakraborty Road,
P.O. Hindimotor Dist. Hooghly
Pin - 712233

Drafted by me as per
declaration in document
by the parties.

K. C. Karimaker
Advocate
High Court, Calcutta
WB/8671/83.

Shriab Chandra

PRINCIPAL

MAHAMANI PROPERTIES PVT. LTD.

Sangeet Gupta
Director

ATTORNEY



ADDITIONAL REGISTRAR
OF ASSURANCES-IV, KOLKATA

24 FEB 2021

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

B CHAUDHURY PRINT & ART SERVICES
PRIVATE LIMITED



01/07/1991

Permanent Account Number

AABCP90790

15022008

इस कार्ड को खोलने/पाने पर कृपया सूचित करें/नोट करें:
आयकर पैन सेवा इकाई, एन एस डी एल
पहली मंजिल, टाइम्स टॉवर, कमला मिल कंपाउंड, एस. बी. मार्ग,
लोअर पार्ले, मुंबई-400 013.

*If this card is lost / someone's lost card is found,
please inform / return to :*

Income Tax PAN Services Unit, NSDL
1st Floor, Times Tower,
Kamala Mills Compound,
S.B. Marg, Lower Parel, Mumbai - 400 013.

Tel: 91-22-2499 4650, Fax: 91-22-2495 0664
email: tninfo@nsdl.co.in

आयकर विभाग
INCOME TAX DEPARTMENT
SWATI CHAUDHURI



भारत सरकार
GOVT OF INDIA

SURESH CHANDRA SAHA

26/04/1959

Permanent Account Number
ADQPC5619Q

Swati Chaudhuri

Signature



25082014

Swati Chaudhuri

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

स्थायी लेखा संख्या कार्ड
Permanent Account Number Card

AA CM4413A

नाम/Name
MAHAMANI PROPERTIES PRIVATE LIMITED

निगमन / गठन की तारीख
Date of Incorporation / Formation
14/02/2013

20032018

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

स्थायी लेखा संख्या कार्ड
Permanent Account Number Card

ADUPG1777F

नाम/Name
SANJEEB GUPTA

पिता का नाम/ Father's Name
GOPAL PRASAD GUPTA

जन्म की तारीख/ Date of Birth
08/01/1972

हस्ताक्षर/Signature

04052017

भारत सरकार
GOVERNMENT OF INDIA

जजीव गुप्त
Sanjeeb Gupta

जन्मतिथि/DOB: 08/01/1972

पुरुष/ MALE

Mobile No: 9331018605

5353 7491 8356

VID : 9127 1105 7719 5526

मेरा आधaar, मेरी पहचान

भारतीय विशिष्ट पहचान प्राधिकरण
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

आधार...

ठिकाना:
गोपाल प्रसाद गुप्त, बी.ए. - 17, सॉल्ट लेक सिटी,
सेक्टर - 1, कोलकाता, बिधाननगर (एम), उत्तर 24
पारगना, पश्चिम बंगाल - 700064

Address :
S/O Gopal Prasad Gupta, B A - 17, Salt Lake
City, Sector - 1, Kolkata, Bidhannagar(M),
North 24 Parganas,
West Bengal - 700064

1947

help@uidai.gov.in

www.uidai.gov.in

P.O. Box No.1947,
Bengaluru-540 001

Sanjeeb Gupta

SPECIMEN FORM FOR TEN FINGER PRINTS

Signature of the
Executants/Presentants



Swati Chendhi

LEFT HAND				
Little	Ring	Middle	Fore	Thumb

RIGHT HAND				
Thumb	Fore	Middle	Ring	Little



Sangeet Gupta

LEFT HAND				
Little	Ring	Middle	Fore	Thumb

RIGHT HAND				
Thumb	Fore	Middle	Ring	Little

LEFT HAND				
Little	Ring	Middle	Fore	Thumb

RIGHT HAND				
Thumb	Fore	Middle	Ring	Little

LEFT HAND				
Little	Ring	Middle	Fore	Thumb

RIGHT HAND				
Thumb	Fore	Middle	Ring	Little



✓
ADDITIONAL REGISTRAR
OF ASSURANCES IV, KOLKATA

24 FEB 2021



ELECTION COMMISSION OF INDIA

ভারতের নির্বাচন কমিশন

IDENTITY CARD WB/19/132/015604

পরিচয় পত্র



Elector's Name : BHOWMICK BINAYKRISHNA

নির্বাচকের নাম : ভৌমিক বিনয়কৃষ্ণ

Father/Mother/

Husband's Name : BIRENDRA

পিতা/মাতা/স্বামীর নাম : বীরেন্দ্র

Sex : M

লিঙ্গ : পুরুষ

Age as on 1.1.1995 : 62

১.১.১৯৯৫-এ বয়স : ৬২

Binay Krishna Bhowmick

Address PART NO.: 6

UTTAR BARRACKPUR

NORTH 24 - PARGANAS

ঠিকানা

পার্ট নং: ৬

উত্তর ব্যারাকপুর

উত্তর ২৪ - পরগনা

Facsimile Signature

Electoral Registration Officer

নির্বাচক-নিবন্ধন আধিকারিক

For 132-NOAPARA

Assembly Constituency

১৩২-নোয়াপাড়া

বিধানসভা নির্বাচন ক্ষেত্র

Place : BARRACKPUR

স্থান : ব্যারাকপুর

Date : 17.04.95

তারিখ : ১৭.০৪.৯৫



ভারত সরকার
Government of India



বিনয় কৃষ্ণ ভৌমিক
Binoy Krishna Bhowmick
পিতা : বীরেন্দ্র নাথ ভৌমিক
Father : Brendra Nath Bhowmick
জন্মতারিখ / DOB : 20/03/1937
পুরুষ / Male



7184 9809 6739

আধার - সাধারণ মানুষের অধিকার

Binoy Krishna Bhowmick



ভারতীয় অনন্য পরিচয় প্রাধিকার
Unique Identification Authority of India

ঠিকানা:

610, কামলগড়, ইছাপুর, নর্থ
ব্যারাকপোর (এম), উত্তর ২৪
পরগনা, ইছাপুর নবাবগঞ্জ, পশ্চিম
বঙ্গ, 743144

Address:

610, KAMALGARH, ICHAPUR
North Barrackpore (m), North 24
Parganas, Ichapur Nawabganj,
West Bengal, 743144

7184 9809 6739

1847
1800 300 1847

help@uidai.gov.in

www.uidai.gov.in

Major Information of the Deed

Deed No :	I-1904-01466/2021	Date of Registration	26/02/2021
Query No / Year	1904-8000380804/2021	Office where deed is registered	
Query Date	19/02/2021 3:10:35 PM	1904-8000380804/2021	
Applicant Name, Address & Other Details	BINJOY KRISHNA BHAWMICK 610 KAMALGARH, ICHHAPUR, Thana : Noapara, District : North 24-Parganas, WEST BENGAL, PIN - 743144, Mobile No. : 9999999999, Status : Solicitor firm		
Transaction		Additional Transaction	
[0138] Sale, Development Power of Attorney after Registered Development Agreement			
Set Forth value		Market Value	
Rs. 1/-		Rs. 7 60,55,987/-	
Stamp duty Paid (SD)		Registration Fee Paid	
Rs. 100/- (Article:48(g))		Rs. 73/- (Article:E M(a),	
Remarks	Development Power of Attorney after Registered Development Agreement of [Deed No/Year):- 190401075/2021 Received Rs. 50/- (FIFTY only) from the applicant for issuing the assesment slip.(Urban area)		

Land Details :

District: North 24-Parganas P S:- Airport, Municipality: BIDHANNAGAR MUNICIPALITY CORPORATION, Road: Old 91 Route (Kaikhali Road), Mouza Gopalpur, , Holding No:A/S/228/97 Pin Code : 700136

Sch No	Plot Number	Khatian Number	Land Proposed	Use ROR	Area of Land	SetForth Value (in Rs.)	Market Value (In Rs.)	Other Details
L1	LR-2148	LR-8247	Bastu	Bastu	40 Katha	1/-	7,60,55,987/-	Width of Approach Road: 30 Ft., Adjacent to Metal Road, , Project Name :
Grand Total :					66Dec	1 /-	760.55,987 /-	

Principal Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	B CHAUDHURY PRINT & ART SERVICES PRIVATE LIMITED 1, Jawaharlal Dutta Lane, P.O:- Bidhannagar, P.S:- East Bidhannagar District:-North 24-Parganas, West Bengal, India, PIN - 700067 , PAN No.: AAxxxxxx9Q,Aadhaar No Not Provided by UIDAI, Status : Organization, Executed by: Representative Executed by Representative
2	MAHAMANI PROPERTIES PRIVATE LIMITED BA-17, Sal: Lake City, P.O:- Bidhannagar, P.S:- North Bidhannagar, District:-North 24-Parganas, West Bengal, India, PIN - 700064 , PAN No.: AAxxxxxx3A,Aadhaar No Not Provided by UIDAI, Status : Organization, Executed by: Representative Executed by Representative

Attorney Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	MAHAMANI PROPERTIES PRIVATE LIMITED BA-17, Salt Lake City, Sector-1, P.O:- Bidhannagar, P.S:- North Bidhannagar, District -North 24-Parganas, West Bengal, India, PIN - 700064 PAN No.:: ADxxxxxx7F,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	Mr SANJEEB GUPTA (Presentant) Son of Mr Gopal Prasad Gupta BA-17, Salt Lake City, Sector-1, P.O:- Bidhannagar, P.S:- North Bidhannagar, District:-North 24-Parganas, West Bengal, India, PIN - 700064. Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: ADxxxxxx7F,Aadhaar No Not Provided by UIDAI Status : Representative, Representative of : B CHAUDHURY PRINT & ART SERVICES PRIVATE LIMITED (as), MAHAMANI PROPERTIES PRIVATE LIMITED (as DIRECTOR), MAHAMANI PROPERTIES PRIVATE LIMITED (as DIRECTOR)
2	Mrs SWATI CHAUDHURI Daughter of Late Debobroto Chowdhury 95, Salt Lake, Block/Sector: HB, P.O:- Bidhannagar, P.S:- East Bidhannagar, District:-North 24-Parganas, West Bengal, India, PIN - 700091 Sex: Female By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: ADxxxxxx9C,Aadhaar No Not Provided by UIDAI Status : Representative, Representative of : B CHAUDHURY PRINT & ART SERVICES PRIVATE LIMITED (as DIRECTOR)

Identifier Details :

Name	Photo	Finger Print	Signature
Mr BINAY KRISHNA BHAWMICK Son of Late BIRENDRA NATH BHAWMICK , 610, KAMALGARH, ICHHAPUR NAWABGANJ, P.O:- ICHHAPUR NAWABGANJ, P.S:- Noapara, District:- North 24-Parganas, West Bengal India, PIN - 743144			
Identifier Of Mr SANJEEB GUPTA, Mrs SWATI CHAUDHURI			

Transfer of property for L1		
Sl.No	From	To. with area (Name-Area)
1	B CHAUDHURY PRINT & ART SERVICES PRIVATE LIMITED	MAHAMANI PROPERTIES PRIVATE LIMITED-33 Dec
2	MAHAMANI PROPERTIES PRIVATE LIMITED	MAHAMANI PROPERTIES PRIVATE LIMITED-33 Dec

Land Details as per Land Record

District: North 24-Parganas, P.S:- Airport, Municipality: BIDHANNAGAR MUNICIPALITY CORPORATION, Road: Old 91 Route (Kaikruli Road), Mouza: Gopalpur, , Holding No:A/S/228/97 Pin Code : 700136

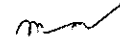
Seri No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 2148 LR Khatian No:- 3247	Owner: সূড়িও প্রিন্ট আর্ট, Gurdian: হুপ্রিয়েটর বি. জোহরী, Address: জহরলাল দত্ত রোড , Classification: বাহ্য Area: 0.65000000 Acre	Owner Name not selected by applicant.

Endorsement For Deed Number : I - 190401466 / 2021

On 19-02-2021

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 7,60,55,987/-



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

On 24-02-2021

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

Presented for registration at 18:50 hrs on 24-02-2021, at the Private residence by Mr SANJEEB GUPTA ,

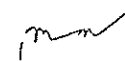
Admission of Execution (Under Section 58, W.B. Registration Rules, 1962) [Representative]

Execution is admitted on 24-02-2021 by Mr SANJEEB GUPTA, , B CHAUDHURY PRINT & ART SERVICES PRIVATE LIMITED, 1, Jawaharlal Dutta Lane, P.O:- Bidhannagar, P.S:- East Bidhannagar, District:-North 24-Parganas, West Bengal, India, PIN - 700067; DIRECTOR, MAHAMANI PROPERTIES PRIVATE LIMITED, BA-17, Salt Lake City, P.O:- Bidhannagar, P.S - North Bidhannagar, District:-North 24-Parganas, West Bengal, India, PIN - 700064; DIRECTOR, MAHAMANI PROPERTIES PRIVATE LIMITED, BA-17, Salt Lake City, Sector-1 P.O:- Bidhannagar, P.S:- North Bidhannagar, District:-North 24-Parganas West Bengal, India, PIN - 700064

Identified by Mr BINAY KRISHNA BHAWMICK, , Son of Late BIRENDRA NATH BHAWMICK, , 61C, KAMALGARH, ICHHAPUR, NAWABGANJ, P.O: ICHHAPUR NAWABGANJ, Thana: Noapara, , North 24-Parganas WEST BENGAL, India, PIN - 743144, by caste Hindu, by profession Others

Execution is admitted on 24-02-2021 by Mrs SWATI CHAUDHURI, DIRECTOR, B CHAUDHURY PRINT & ART SERVICES PRIVATE LIMITED, 1, Jawaharlal Dutta Lane, P.O:- Bidhannagar, P.S:- East Bidhannagar, District:-North 24-Parganas, West Bengal, India, PIN - 700067

Identified by Mr BINAY KRISHNA BHAWMICK, , Son of Late BIRENDRA NATH BHAWMICK, , 61C, KAMALGARH, ICHHAPUR, NAWABGANJ, P.O: ICHHAPUR NAWABGANJ, Thana: Ncapara, , North 24-Parganas, WEST BENGAL, India, PIN - 743144, by caste Hindu, by profession Others



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

On 26-02-2021

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

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

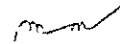
Payment of Fees

Certified that required Registration Fees payable for this document is Rs 73/- (E = Rs 7/- I = Rs 55/- ,M(a) = Rs 7/- ,M (b) = Rs 4/-) and Registration Fees paid by Cash Rs 73/-

Payment of Stamp Duty

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

1. Stamp: Type: Impressed Serial no 77573, Amount: Rs 100/-, Date of Purchase: 14/01/2021, Vendor name: A K Das




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

Registered in Book - I

Volume number 1904-2021, Page from 92081 to 92108
being No 190401466 for the year 2021.




Digitally signed by MOHUL
MUKHOPADHYAY
Date: 2021 03.11 16:29:19 -05:30
Reason: Digital Signing of Deed.

(Mohul Mukhopadhyay) 2021/03/11 04:29:19 PM
ADDITIONAL REGISTRAR OF ASSURANCE
OFFICE OF THE A.R.A. - IV KOLKATA
West Bengal.

(This document is digitally signed.)