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31/12/20

পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

L 479216

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


District Registrar-II
Alipore, South 24 Parganas

31 DEC 2020

DEVELOPMENT POWER OF ATTORNEY

BE IT KNOWN TO ALL TO WHOM IT MAY CONCERN I,
MOHANKA DEVELOPERS PRIVATE LIMITED, having PAN :
AACCM0432H, a Company within the meaning of the
Companies Act, 1956, having its Office at 17/1, Parasar Road,
Post Office : Sarat Bose Road, Police Station : Tollygunge,

9 8 1801254/20

30058

28 DEC 2020

No.....Rs.-500/- Date.....

Name: MOHANKA DEVELOPERS PVT LTD

Address: 17/1 Parakar Road, Kul-700029

Vendor: Subhankar Das

Alipur Collectorate, 24 Pgs. (S)

SUBHANKAR DAS

STAMP VENDOR

Alipur Police Court, Kol-27



District Sub-Registrar-II
Alipore, South 24 Pgs. (S)

31 DEC 2020

Paather Sana

S/o Late R.N Sana

Alipur police court

Kol-27.

Deed writer


L. no. 132/2013

Kolkata : 700029, represented by one of its Director MR. ASIS SARKAR, having PAN : AKLPS4288H, Aadhaar No.6832 1312 3310, son of Sri Niranjan Sarkar, by creed : Hindu, Indian by National, by occupation : Business, residing at 2, Dr. T.N. Majumder Street, Post Office : Kalighat, Police Station : Tollygunge, Kolkata : 700026, hereinafter called and referred to as "the PRINCIPAL".

-:: SEND GREETINGS ::-

WHEREAS I, the Principal herein is the sole and absolute Owner in respect of ALL THAT piece and parcel of land measuring about 4 (Four) Cottahs 13 (Thirteen) Chittacks 26 (Twenty-Six) Square Feet more or less together with old dilapidated 2 (Two) storied Building having an area of 2615 (Two Thousand Six Hundred Fifteen) Square Feet more or less in each floor i.e. in all 5230 (Five Thousand Two Hundred Thirty) Square Feet more or less standing therein, being known and numbered as Municipal Premises No.17/1, Parasar Road, Police Station : Tollygunge, Kolkata : 700029, within the limits of the Kolkata Municipal Corporation, under Ward No.87, bearing Assessee No.11-087-17-0107-1, entered into a registered




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Development Agreement on 31.12.2020 with **SUN SHAKTI REALTOR LLP**, a Limited Liability Partnership Firm, having its registered Office at 21/7, Aswini Dutta Road, Post Office : Sarat Banerjee Road, Police Station : Lake, Kolkata : 700029, having represented by one of its Designated Partner viz. **SRI JAY S. KAMDAR**, son of Late Sharad. H. Kamdar of 38A/26, Jyotish Roy Road, Post Office : New Alipore, Police Station : Behala, Kolkata : 700053 for development of the aforesaid property, after demolishing the present existing structure standing thereon, morefully and particularly described in the **SCHEDULE** hereunder written, which was duly registered this day in the Office of theD. S. R. - U A. P. V. vide Book No. I, Being No.7.8.05... for the year 2020 as per terms and conditions clearly set forth therein.

AND WHEREAS in the Development Agreement it was inter-alia stated that on completion of the proposed Building, the Principal herein being the Owner shall be at the first instance entitled to get free of cost

entire Fourth Floor consisting of 2 (Two) Flats, one Office Room in the First Floor at its South-Eastern side having built up area



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of 500 (Five Hundred) Square Feet more or less, one Flat on the Third Floor at its Southern side and 50% area of the another Flat along with the Developer and 50% area from the Car Parking Space of the proposed Building/s in finished, complete and in habitable condition

AND WHEREAS in pursuance of the Development Agreement entered between myself and the Developer herein and in pursuance of understanding between the Parties it is necessary and also expedient for me to appoint to look after all the aforesaid property affairs during my absence.

NOW KNOW ALL BY THESE PRESENTS the Firm, the above named Principal do hereby and hereunder nominate, constitute and appoint **SRI JAY S. KAMDAR**, having PAN : AKWPK2270L, Aadhaar No.7074 3050 7318, son of Late Sharad. H. Kamdar, by creed : Hindu, Indian by National, by occupation : Business, residing at 38A/26, Jyotish Roy Road, Post Office : New Alipore, Police Station : Behala, Kolkata : 700053, one of the designated Partners of **SUN SHAKTI REALTOR LLP**, LLPIN : AAV-0792, having PAN : AEHFS9308G, a Limited Liability Partnership



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Firm, having its registered Office at 21/7, Aswini Dutta Road, Post Office : Sarat Banerjee Road, Police Station : Lake, Kolkata : 700029, as my true and lawful Attorney in my name and on my behalf to do and execute and perform or caused to be done and executed and performed all or any of the following acts, deeds and things :-

1. To retain and defend possession of the said property and every part thereof and receive and/or deliver possession thereof from and/or to any person or persons occupying thereon and also to manage maintain and administer the said property and every part thereof.
2. To pay all rents and taxes, charges, expenses and other outgoing whatsoever payable for or an account of the said property or any portion thereof or any undivided share or shares therein and to ensure any Building thereon against loss or damages by fire and/or other risk as may be deemed necessary and/or desirable by my said Attorney and to pay all premium for such insurance.
3. To enforce any covenant/any Agreement, Declaration Deed or any other document relating to the said property



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or any part thereof and to enforce every right to that effect.

4. To appoint and terminate the appointment of Architect/ LBS., Engineer etc. and to get prepare Plan/s, demolition, to sign and submit Building Plan for construction and/or reconstruction of and/or additions and/or alterations to any new or existing Building or Buildings or structures on the said property or any portion of portions thereof before the Kolkata Municipal Corporation and to put signature/s upon the Plan/s as will be required as my constituted Attorney.
5. To build upon and exploit commercially the said property by making construction of Building thereon and for that to demolish structures of whatsoever nature existing thereon or as may be constructed in future.
6. To appoint any Contractor/Sub-Contractor for construction work or Building thereon and to cancel the same and engage new Contractor to be done by him or his own discretion as if I do the same personally.



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7. To apply for and obtain such certificate, permissions and clearance certificate and/or permissions from the competent Authority as may be required for execution and/or Registration of any Deed in respect of said property in terms of the Agreement or other documents concerning the said property and also to appear before and sign and submit all papers and documents of transfer concerning the said property except Owner's ratio and make representations to the concerned authorities for getting such certificate and/or permissions.

8. To install electric service line, meter and/or sub-meter and if necessary to obtain low/high tension electricity connection and to sign in all paper and documents relating to get electric connection and meter from the C.E.S.C. Authority or any other requirements for the said Building to be constructed including installation for lift and to the enter into any Agreement or Agreements with any Party or Parties for the same.

9. To receive any booking money and/or earnest money or advance or advances and also the balance/entire



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consideration money from the intending Purchaser/s of the purchase money and to give, good, valid, receipt and/or discharges for the same to the Purchaser/s for the **DEVELOPER'S ALLOCATION** specifically mentioned in the Development Agreement.

10. To apply for and obtain connection for water, sewerage, electricity, gas and to apply for and avail all other facilities which may be required for the said property. To sign and execute all other deeds and document required to get the said connection from the concerned authorities, which he shall consider necessary and as may be required to complete the proposed Building at the **SCHEDULE** mentioned property.

11. To represent myself before the Kolkata Municipal Corporation, P.W.D., C.P.W.D., K.I.T. and other Government or Semi Government Offices and Department in all respects. To pay sanction fees and other fees to the said the Kolkata Municipal Corporation for sanction of such Building Plan and other and/or to appear and represent before the said the Kolkata Municipal Corporation or any Authority.



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12. To sign and execute all other deeds and documents required to get the water connection from the Kolkata Municipal Corporation, which he shall consider necessary and as may be required to complete the proposed Building at the **SCHEDULE** mentioned property and to pay all charges and expenses including the Kolkata Municipal Corporation rates and taxes, Building tax and other levies, which may be required of construction during the period.

13. To prepare, sign, execute, submit enter into modify, cancel, alter, draw, approve the same and also to present for registration and admit registration of all paper, documents, Deeds, contract, Agreement, applications, consent and other documents as may in any way be required before the competent Authority to be or any of the powers herein contained including sale, permission of the Developer's allocation in the said property and every or any part thereof and the termination of all contracts; rights of occupancy/user and/or enjoyment by any person or persons whatsoever, the **SCHEDULE** mentioned property and also in connection with observing fulfilling



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and performing all the terms conditions and covenants on my part to be observed fulfilled and performed under the **DEVELOPMENT AGREEMENT.**

14. To file any complaint, suit, prosecute, enforce, defend, answer or oppose all actions and other legal proceedings against any persons and demand or negotiate regarding any of the matters aforesaid or any other matter, relating to the said property in which I now or may hereinafter be interested or connected and also if my Attorney thinks fit may compromise and may take any such action or institute proceedings as aforesaid before any court, civil or criminal or Revenue including the District Court or any other courts as the case may be.

15. To sign declare verify and affirm, plaint, written statements, petitions, Affidavit, Vokatnama, memorandum of appeal or any other documents or papers in any proceeding or in any way concern with the legal proceedings and appoint Advocate, Solicitor or expert in respect of the said property or connected with any of the matters aforesaid and to file suit/proceedings before any



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court of law or any other Office concern, Government, Semi Government or other Offices.

16. To appear and represent me before all Authorities, make commitments and give undertaking as be required for all or any of the purpose herein Contained.

17. To appear before the Kolkata Municipal Corporation and/or other authorities regarding the tax assessment, drainage/ sewerage connection and obtaining completion certificate or in any other way relating to the said property or any portion thereof or any undivided share or shares therein.

18. That the Attorney shall at all period of time be able to receive any amount of consideration from the intending Purchaser/s and/or Party or Parties thereof for and on behalf of me in respect of the Developer's allocation only. Be it mentioned that the Attorney shall in all occasions be able to receive any amount of consideration in part or in full and/or as being paid by the Party or Parties and/or Purchaser/s thereof and the intending Purchaser/s of the



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proposed construction can take loan from any Financial Institution for the purpose of purchasing the Flat/s, Car Parking Space/s, other space/s etc. from the **DEVELOPER'S ALLOCATION**.

19. To negotiate terms and to sell the Space/Spaces/Flats from **DEVELOPER'S ALLOCATION** with proportionate share of land in the premises/said property to any Purchaser/s at such price which the said Attorney in his absolute discretion thinks proper.
20. To enter into any Agreement or Agreements with any Party or Parties or with the intending Purchaser/s for sale or sales of Space or Spaces with super structure or Flats from the **DEVELOPER'S ALLOCATION** along with proportionate share of land and/or cancel and the same with the intending Purchaser/s.
21. That the Attorney shall or may sign and to execute any Agreement, Deed of Conveyance and to deliver any Conveyance or Conveyances for the selling Flats/Spaces from the **DEVELOPER'S ALLOCATION** in the proposed



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Building with easements rights of the common areas of the proposed selling of Space/Flat/Flats along with proportionate share of land in favour of the intending Purchaser/s or his/her/their nominee/s and in the Agreement/s, Deed of Conveyances of the proposed sale, the said Attorney shall receive and acknowledge the advances and/or booking money and/or earnest money and/or full consideration money from the intending Purchaser/s in my name.

22. To sign and execute all other deeds, instruments and assurance which he shall consider necessary and to enter into and/or agree to such covenant and condition as may be required to complete the proposed Building at the **SCHEDULE** mentioned property and for fully and effectually conveying the said proportionate share of land, Flat/s together with the easements right of the common passage in the property on and for my behalf and it is to be treated as done by me being present myself personally.

23. To observe fulfill and perform all the terms conditions and obligations on my part or to be observed fulfilled and



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performed according to the said Agreement and to execute all my rights therein by my said Attorney.

24. This Power of Attorney will be registered and the Developer will submit to the Owner a certified true copy of the registered Power of Attorney.

THIS POWER is involved with interest and is credited for valuable consideration and to be effected under the Contract Act and also under the Registration Act. This Power will subsist so long the Development Agreement shall not be cancelled and/or rescinded as per law upon violation or breach of contract on the part of the Attorney. This Power of Attorney being collateral documents of the Development Agreement and whatsoever acts, deeds and things concerning the said property to be done by the Attorney shall be deemed to be done on behalf of me and my said Attorney be bound by such acts, deeds and things so done and that will also remain operative until and unless the contract is rescinded upon violation or the lawful breach of contract on the part of the Developer/Attorney.



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THE SCHEDULE ABOVE REFERRED TO

(DESCRIPTION OF THE SAID PROPERTY)

ALL THAT piece and parcel of land measuring an area of 4 (Four) Cottahs 13 (Thirteen) Chittacks 26 (Twenty-Six) Square Feet be the same or a little more or less together with old dilapidated 2 (Two) storied Building having an area of 2615 (Two Thousand Six Hundred Fifteen) Square Feet more or less in each floor i.e. in all 5230 (Five Thousand Two Hundred Thirty) Square Feet more or less standing therein, being known and numbered as Municipal Premises No.17/1, Parasar Road, Police Station : Tollygunge, Kolkata : 700029, within the limits of the Kolkata Municipal Corporation, under Ward No.87, bearing Assessee No.11-087-17-0107-1, together with all right, title, interest and right of easement attached thereto and the same is butted and bounded as follows :-

ON THE NORTH	:	15' wide Parasar Road ;
ON THE SOUTH	:	8' wide Common Passage leading to Lake Place ;
ON THE EAST	:	17, Parasar Road ;
ON THE WEST	:	Parasar Road.



~~District Sub-Registrar-II~~
~~Alipore, South 24 Parganas~~

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IN WITNESS WHEREOF the Parties hereto have hereunto set and subscribed their respective hands and signature on the 31st day of December, 2020 (Two Thousand Twenty

SIGNED, SEALED & DELIVERED

by the Parties at Kolkata

in the presence of :-

WITNESSES :-

1. *Sudhansu Basu*
1/26 Newby, Newer
Kol-92

MOHANKA DEVELOPERS PVT. LTD.

Avin Sankar
Director / Authorised Signatory

MOHANKA DEVELOPERS PVT. LTD.

Avin Sankar
Director / Authorised Signatory

Signature of the **PRINCIPAL**

2. *Mhinmay Naskar*
393A Rabindra
Sahani
Kolkata - 700005.

SUN SHAKTI REALTOR LLP

J. K. ...
Designated Partner/Partner

Accepted by the **ATTORNEY**

Drafted by me :-
Santanu Adhikary
9731459189

SANTANU ADHIKARY
Advocate
Alipore Judges' Court, Kol : 27.












Computer Typed by :-

Debasish Naskar
DEBASISH NASKAR
Alipore Judges' Court, Kol : 27.














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

Name..... ASIS SARKAR
 Signature..... Asis Sarkar

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

Name..... JAY S. KAMDAR
 Signature..... J. Kamdar

		Thumb	1st finger	middle finger	ring finger	small finger
PHOTO	left hand					
	right hand					

Name.....
 Signature.....

		Thumb	1st finger	middle finger	ring finger	small finger
PHOTO	left hand					
	right hand					

Name.....
 Signature.....

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Handwritten text 'K. PAT' located to the right of the official stamp.

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3 1 DEC 2020

MOHANKA DEVELOPERS PVT LTD.

CIN: U70120WB1995PTC072569

Regd office: 18, British Indian Street, Kolkata- 700069, West Bengal

Email Id: mohankadevelopers2019@gmail.com

EXTRACT OF THE MINUTES OF THE MEETING OF BOARD OF DIRECTORS OF M/S. MOHANKA DEVELOPERS PRIVATE LIMITED DULY CONVENED AND HELD AT THE REGISTERED OFFICE OF THE COMPANY AT 18, BRITISH INDIAN STREET, KOLKATA- 700069, WEST BENGAL ON MONDAY, 28TH DECEMBER, 2020 AT 1.00 P.M. AND CONCLUDED AT 1.45 P.M.

AUTHORISATION TO SIGNING RELEVANTS DOCUMENTS FOR RESIDENTIAL APARTMENT

The Chairman informed the Board that the Company is going to accept the Development agreement from M/s. Sun Shakti Realtor LLP, LLPIN : AAV-0792 registered office at 21/7, Ashwini Dutta Road, Post Office: Sarat Banerjee Road, P.S. Lake, Kolkata – 700029, West Bengal to develops a residential apartment at 17/1, Parasar Road, P.S. Tollygunge, Kolkata-700029, West Bengal. The Company needs to authorise Mr. Asis Sarkar, Director of the Company, regarding this matter. The Board discussed the matter briefly and passed the following resolution unanimously:

“RESOLVED THAT Mr. Asis sarkar (DIN: 01975089), Director of the Company be and is hereby authorized and empowered to do all or any of the following activities in order to develop a residential apartment at 17/1, Parasar Road, P.S. Tollygunge, KMC ward no. 87, Kolkata-700029, West Bengal:

1. To negotiate and finalize terms and conditions;
2. To execute all letters of request from time to time including all declarations, if any as required;
3. To execute, sign, submit on behalf of the Company such acts, deeds, things, agreements including development agreement, papers, documents, declarations, undertakings, securities, indemnities, and writings as may be required for development of aforesaid residential apartments.”

For Mohanka Developers Private Limited

MOHANKA DEVELOPERS PVT LTD

Authorised Signatory / Director

Pradip Kumar Parashramka

Director

DIN: 00613898

MOHANKA DEVELOPERS PVT. LTD.

Asis Sarkar

Director / Authorised Signatory

MOHANKA DEVELOPERS PVT. LTD.

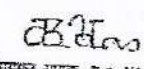
Asis Sarkar

Director / Authorised Signatory

स्थायी लेखा संख्या / PERMANENT ACCOUNT NUMBER
AACCM0432H

नाम / NAME
MOHANKA DEVELOPERS PVT LTD

निगमन / बनने की तिथि / DATE OF INCORPORATION / INFORMATION
04-07-1995

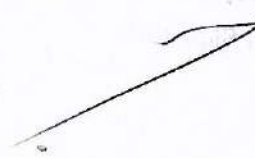

आयकर अधिकारी, प. सं. XI
COMMISSIONER OF INCOME TAX, W.B. XI

MOHANKA DEVELOPERS PVT. LTD.
Anil Saran
Director / Authorised Signatory

MOHANKA DEVELOPERS PVT. LTD.
Anil Saran
Director / Authorised Signatory

इस कार्ड के खो / गिन जाने पर कृपया जारी करने
वाले अधिकारी को सूचित / वापस कर दें
संयुक्त आयकर आयुक्त (पद्धति एवं तकनीकी),
पी-7,
चौमिंग्हे स्क्वायर,
कलकत्ता - 700 069.

In case this card is lost/found, kindly inform/return to
the issuing authority :
Joint Commissioner of Income-tax (Systems & Technical),
P-7,
Chowringhee Square,
Calcutta- 700 069.





Asis Sarkar

Asis Sarkar



Asis Sarkar



ভারত সরকার
Government of India

আসিস সরকার
Asis Sarkar
পিতা : নিরঞ্জন সরকার
Father : Niranjan Sarkar
জন্মতারিখ / DOB : 07/01/1963
পুরুষ / Male



6832 1312 3310

আধার - সাধারণ মানুষের অধিকার



ভারতীয় বিশিষ্ট পরিচয় প্রাধিকার
Unique Identification Authority of India

ঠিকানা:
2, ডাঃ. টি.এন. মজুমদার স্ট্রিট,
কালিঘাট, কালিঘাট, কোলকাতা,
পশ্চিম বঙ্গ, 700026

Address:
2, DR. T.N. MAJUMDER
STREET, Kalighat, Kalighat,
Kolkata, West Bengal, 700026

6832 1312 3310

1947
1800 300 1947

help@uidai.gov.in

www.uidai.gov.in

Asis Sarkar

Asis Sarkar

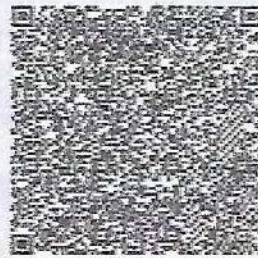
Asis Sarkar



ई- स्थायी लेखा संख्या कार्ड
e - Permanent Account Number (e-PAN) Card
AEHFS9308G

नाम / Name SUN SHAKTI REALTOR LLP

निगम/पंजन की तारीख
Date of Incorporation / Formation 14/12/2020



Signature Not Verified

Digitally signed by Income Tax PAN Services Unit, NSDL eGovernance
Date: 2020.12.20 09:08:50 IST
Reason: NSDL e-PAN Sign Location: Mumbai

- ✓ Permanent Account Number (PAN) facilitate Income Tax Department linking of various documents, including payment of taxes, assessment, tax demand, tax arrears, matching of information and easy maintenance & retrieval of electronic information etc. relating to a taxpayer.
स्थायी लेखा संख्या (पैन) एक कदमों से संबंधित विभिन्न दस्तावेजों को जोड़ने में आयकर विभाग को सहायक होता है, जिसमें करों के भुगतान, आकलन, कर मांग, टैक्स कटौती; सूचना के लिंकन और इलेक्ट्रॉनिक जानकारी का आसानी से रखरखाव व वापस ले आदि भी शामिल है।
- ✓ Quoting of PAN is now mandatory for several transactions specified under Income Tax Act, 1961 (Refer Rule 114B of Income Tax Rules, 1962) व्यवहार अधिनियम, 1961 के तहत निर्दिष्ट कई लेनदेन के लिए स्थायी लेखा संख्या (पैन) का उल्लेख अब अनिवार्य है (आयकर नियम, 1962 के नियम 114B, का संदर्भ लें)
- ✓ Possessing or using more than one PAN is against the law & may attract penalty of upto Rs. 10,000.
एक से अधिक स्थायी लेखा संख्या (पैन) का रखना या उपयोग करना, कानून के विरुद्ध है और इसके लिए 10,000 रुपये तक का जुर्माना या सजा हो सकती है।
- ✓ The PAN Card enclosed contains Enhanced QR Code which is readable by a specific Android Mobile App. Keyword to search this specific Mobile App on Google Play Store is "Enhanced QR Code Reader for PAN Card".
संलग्न पैन कार्ड में एडवेंस्ड क्यूआर कोड शामिल है जो एक विशिष्ट एंड्रॉइड मोबाइल ऐप द्वारा पढ़ा जा सकता है। Google Play Store पर इस विशिष्ट मोबाइल ऐप को खोजने के लिए कीवर्ड "Enhanced QR Code Reader for PAN Card" है।

Cut

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

स्थायी लेखा संख्या कार्ड
Permanent Account Number Card

AEHFS9308G

नाम/नाम
SUN SHAKTI REALTOR LLP

निगम/पंजन की तारीख
Date of incorporation/Formation
14/12/2020

इस कार्ड के बारे में/एनएसएल से संपर्क करने/संलग्न:
आयकर विभाग/एनएसएल, एनएसईएल
ए-बी ब्लॉक, गुरुकुल,
प्लॉट नं. 342, सर्वे नं. 99/1/2,
मोदी कॉलोनी, अंधे गेट, मुंबई के पास,
मुंबई - 401 016.

If this card is lost / someone is lost card is found,
please inform / return to :-
Income Tax PAN Services Unit, NSDL,
7th Floor, Mumbai Seating,
Plot No. 342, Survey No. 99/1/2,
Modi Colony, Near Deep Bunglow Chowk,
Mumbai - 401 016.

Tel: 91-20-2721 6980, Fax: 91-20-2721 8001
e-mail: uam@nsdl.co.in

Electronically issued and Digitally signed ePAN is a valid mode of issue of Permanent Account Number (PAN) post amendments in clause (c) in the Explanation occurring after sub-section (8) of Section 139A of Income Tax Act, 1961 and sub-rule (8) of Rule 114 of the Income Tax Rules, 1962. For more details, click here

SUN SHAKTI REALTOR LLP
 Designated Partner/Partner

आयकर विभाग
 INCOME TAX DEPARTMENT

भारत सरकार
 GOVT. OF INDIA

JAY S KAMDAR
 SHARD H KAMDAR
 12/06/1982

Receiver of Account Number
 AKWPK2270L


 Signature




J. Kamdar

In case this card is lost/missing, kindly inform immediately to
 Income Tax PAN Services Unit, UPEISL,
 Plot No. 2, Sector 11, CBD Belapur,
 New Mumbai - 400 614.

इस कार्ड को खोने या गायब होने की सूचना तुरंत हमें सूचित करें।
 आयकर सेवाएँ इकाई, यूपीएसएल,
 प्लॉट नं. 2, सेक्टर 11, सीबीडी बेलपुर,
 नई मुंबई - 400 614.



भारत सरकार
GOVERNMENT OF INDIA



Jay. S. Kamdar

DOB: 12/06/1982
MALE



7074 3050 7318

मेरा आधार, मेरी पहचान

J. Kamdar



भारतीय विशिष्ट पहचान प्राधिकरण
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

Address

S/O Late Sharad H Kamdar, 38A/26,
JYOTISH ROY ROAD, New Alipore,
Kolkata,
West Bengal - 700053

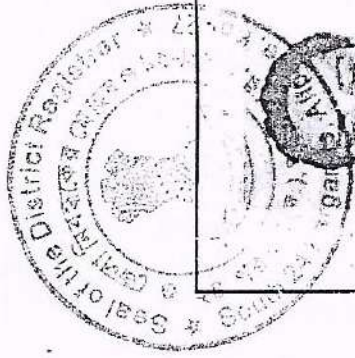
7074 3050 7318

1947
1200 300 1947

help@uidai.gov.in

www.uidai.gov.in

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



South 24 Parganas
District Registrar
19/11/2019

NAME Partha Saha.....

FATHER'S NAME Late. Rabindra Nath Saha.....

FULL ADDRESS Vill - Chakbhagabati p.m.,

P.O. - Joangori, P.S. - Uluberia

District - Howrah......



UNDER THE POWERS

Conferred by the West engal Registration (Deed Writers) Rules 1982, the District Registrar, South 24 Parganas is pleased to issue this licence

DR & A.D.S.R. - A.L. POND

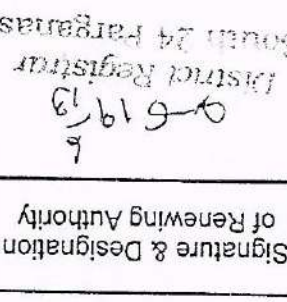
To practice as a Deed writer in

Partha Sana

His Licence No. A.L.F. - 132.....

Place : Darf District Registrar
Dated...19.6.2013... South 24 Parganas
19.6.2013

ENDORSEMENTS OF RENEWAL

Sl. No.	Date	Amount Remitted and Particulars of Remittance	RENEWED From To	Signature & Designation of Renewing Authority	Remarks, if any
1	19/6/13	Rs. 25 deposited through fr. U. vide cheque dt. 19.6.13 Rs. 15 deposited vide cheque no - 15 dt. 25.11.14 Rs. 15 deposited vide cheque no - 15 dt. 25.11.14	19/6/13 to 31/12/13 1/1/2014 to 31/12/2015	 District Registrar South 24 Parganas	New Deed book issued No. 1 G.R. Order No. 2034/Dof 16/07/2013 19/6/13 District Registrar South 24 Parganas 31/12/16

EMPLOYMENT OF SERAINT

1. Name of the person
 2. Address
 3. Occupation
 4. Date of birth
 5. Date of issue

6. Signature of the person
 7. Signature of the Registrar



8. Date of issue
 9. Date of expiry
 10. Date of renewal
 11. Date of cancellation
 12. Date of deletion

REGISTERED OFFICER

Major Information of the Deed

Deed No :	I-1602-07825/2020	Date of Registration	31/12/2020
Query No / Year	1602-8001801254/2020	Office where deed is registered	
Query Date	31/12/2020 1:43:42 PM	1602-8001801254/2020	
Applicant Name, Address & Other Details	Partha Sana Thana : Alipore, District : South 24-Parganas, WEST BENGAL, Mobile No. : 9830737513, Status : Deed Writer		
Transaction	Additional Transaction .		
[0138] Sale, Development Power of Attorney after Registered Development Agreement			
Set Forth value	Market Value		
Rs. 2/-	Rs. 3,30,14,170/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 500/- (Article:48(g))	Rs. 39/- (Article:E, M(b,))		
Remarks	Development Power of Attorney after Registered Development Agreement of [Deed No/Year]:- 160207805/2020 Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :

District: South 24-Parganas, P.S:- Tollygunge, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Parasar Road, , Premises No: 17/1, , Ward No: 087 Pin Code : 700029

Sch No	Plot Number	Khatian Number	Land Use Proposed ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1			Bastu	4 Katha 13 Chatak 26 Sq Ft	1/-	2,90,91,670/-	Property is on Road , Project Name :
Grand Total :				8.0002Dec	1 /-	290,91,670 /-	

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	5230 Sq Ft.	1/-	39,22,500/-	Structure Type: Structure
<p>Gr. Floor, Area of floor : 2615 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 : 2615 Sq Ft.,Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Pucca, Extent of Completion: Complete</p>					
Total :		5230 sq ft	1 /-	39,22,500 /-	





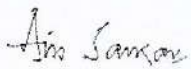



Principal Details :

SI No	Name,Address,Photo,Finger print and Signature
1	MOHANKA DEVELOPERS PRIVATE LIMITED 17/1, PARASAR ROAD, P.O:- SARAT BOSE ROAD, P.S:- Tollygunge, District:-South 24-Parganas, West Bengal, India, PIN - 700029 , PAN No.:: AAxxxxxx2H,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative

Attorney Details :



SI No	Name,Address,Photo,Finger print and Signature
1	SUNSHAKTI REALTOR LLP 21/7, ASWINI DUTTA ROAD, P.O:- SARAT BANERJEE ROAD, P.S:- Lake, District:-South 24-Parganas, West Bengal, India, PIN - 700029 , PAN No.:: AExxxxxx8G,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

Representative Details :

SI No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	ASIS SARKAR Son of NIRANJAN SARKAR Date of Execution - 31/12/2020, , Admitted by: Self, Date of Admission: 31/12/2020, Place of Admission of Execution: Office	 <small>Dec 31 2020 2:19PM</small>	 <small>LTI 31/12/2020</small>	 <small>31/12/2020</small>
	2, DR T N MAJUMDER STREET, P.O:- KALIGHAT, P.S:- Tollygunge, District:-South 24-Parganas, West Bengal, India, PIN - 700026, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AKxxxxxx8H, Aadhaar No: 68xxxxxxxx3310 Status : Representative, Representative of : MOHANKA DEVELOPERS PRIVATE LIMITED (as director)			
2	Name	Photo	Finger Print	Signature
	JAY S KAMDAR (Presentant) Son of Late SHARAD H KAMDAR Date of Execution - 31/12/2020, , Admitted by: Self, Date of Admission: 31/12/2020, Place of Admission of Execution: Office	 <small>Dec 31 2020 2:19PM</small>	 <small>LTI 31/12/2020</small>	 <small>31/12/2020</small>
	38A/26, JYOTISH ROY ROAD, P.O:- NEW ALIPORE, P.S:- Behala, District:-South 24-Parganas, West Bengal, India, PIN - 700053, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AKxxxxxx0L, Aadhaar No: 70xxxxxxxx7318 Status : Representative, Representative of : SUNSHAKTI REALTOR LLP (as PARTNER)			



Identifier Details :

Name	Photo	Finger Print	Signature
Mr Partha Sana Son of Late R N Sana Alipore Police Court, P.O:- Alipore, P.S:- Alipore, District:-South 24-Parganas, West Bengal, India, PIN - 700027			
	31/12/2020	31/12/2020	31/12/2020
Identifier Of ASIS SARKAR, JAY S KAMDAR			

Transfer of property for L1

SI.No	From	To. with area (Name-Area)
1	MOHANKA DEVELOPERS PRIVATE LIMITED	SUNSHAKTI REALTOR LLP-8.00021 Dec

Transfer of property for S1

SI.No	From	To. with area (Name-Area)
1	MOHANKA DEVELOPERS PRIVATE LIMITED	SUNSHAKTI REALTOR LLP-5230.00000000 Sq Ft



On 31-12-2020

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 14:08 hrs on 31-12-2020, at the Office of the D.S.R. - I I SOUTH 24-PARGANAS by JAY S KAMDAR ,,

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 3,30,14,170/-

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

Execution is admitted on 31-12-2020 by ASIS SARKAR, director, MOHANKA DEVELOPERS PRIVATE LIMITED, 17/1, PARASAR ROAD, P.O:- SARAT BOSE ROAD, P.S:- Tollygunge, District:-South 24-Parganas, West Bengal, India, PIN - 700029

Indetified by Mr Partha Sana, , Son of Late R N Sana, Alipore Police Court, P.O: Alipore, Thana: Alipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Hindu, by profession Deed Writer

Execution is admitted on 31-12-2020 by JAY S KAMDAR, PARTNER, SUNSHAKTI REALTOR LLP, 21/7, ASWINI DUTTA ROAD, P.O:- SARAT BANERJEE ROAD, P.S:- Lake, District:-South 24-Parganas, West Bengal, India, PIN - 700029

Indetified by Mr Partha Sana, , Son of Late R N Sana, Alipore Police Court, P.O: Alipore, Thana: Alipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Hindu, by profession Deed Writer

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 39/- (E = Rs 7/- ,H = Rs 28/- ,M(b) = Rs 4/-) and Registration Fees paid by Cash Rs 39/-

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 50/- and Stamp Duty paid by Stamp Rs 500/-
Description of Stamp

1. Stamp: Type: Impressed, Serial no 30058, Amount: Rs.500/-, Date of Purchase: 28/12/2020, Vendor name: S DAS



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



Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1602-2021, Page from 17808 to 17840

being No 160207825 for the year 2020.



Samar

Digitally signed by SAMAR KUMAR PRAMANICK

Date: 2021.01.14 13:42:37 +05:30

Reason: Digital Signing of Deed.

(Samar Kumar Pramanick) 2021/01/14 01:42:37 PM

DISTRICT SUB-REGISTRAR

OFFICE OF THE D.S.R. - I I SOUTH 24-PARGANAS

West Bengal.



(This document is digitally signed.)
