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पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

AC 783100

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20/02/2020

1/327468/2020

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

Addl. District Sub-Registrar,
Bidhannagar, (Salt Lake City)

20 FEB 2020

POWER OF ATTORNEY

WE, 1) MR. TAPAN DEY (PAN No. AGRPD4458J)(AADHAR No.458100879905) (MOBILE No. 9231345535) son of Late

শ্রীমতী
ADITI CHATTERJEE
Advocate
High Court, Calcutta

এ. ডি. এস. ডায়. অফিস, বাসান্দারি
নিকট ২৪ নং নগর

ডেপুটি : আসাদুর রহমান

[Signature]

17 FEB 2020

Bhalorosh Karvetkar
Slokate Jadukul Karvetkar
3, Nilmoni metna street,
Kolkata-700006

P.S- Bhatala

P.O - Beadon St




[Signature]
Addl. District Sub-Registrar
Bidhannagar, (Salt Lake City)

20 FEB 2020

Khagendra Nath Dey, by faith Hindu, by occupation business, residing at 282, S.K. Deb Road, P.S. - Lake Town, Kolkata - 700048

2) **MRS. MOLLI DEY SARKAR alias KAMALA DEY SARKAR (PAN No. EYKPS3603H) (AADHAR No.786787715943) (MOBILE No. 9231345535)** wife of Late Sasanka Dey Sarkar and daughter of Late Khagendra Nath Dey, by faith Hindu, by occupation home - maker, residing at 46/1, Durga Charan Mitra Street, P.S. Bortalla, Kolkata - 700006 and 3) **MRS. USHA DEY (PAN No. AORPD8613H) (AADHAR No.913167853014)(MOBILE No.9748463709)** wife of Late Suresh Chandra Dey and daughter of Late Khagendra Nath Dey, by faith Hindu, by occupation home - maker, residing at 95/2/1, Dakshindari Road, P.S. - Lake Town, Kolkata - 700048 4) **MR. SWAPAN KUMAR GUHA THAKURATA(PAN No. ADYPG2058B) (AADHAR No.788623564914)(MOBILE No. 8981080191)** son of Late Gopal Chandra Guha Thakurata, by faith Hindu, by occupation retired, residing at FR - 5/2 Jyangra Dakshin Math Rajarhat Gopalpur P.S. - Baguiati, Kolkata - 700059 and 5) **MR. SUSOVAN GUHA THAKURATA (PAN No. ARJPG7247F)(AADHAR No.880730074207) (MOBILE No.9748463709)** son of Mr. Swapan Kumar Guha Thakurata, by faith Hindu, by occupation business, residing at FR - 5/2 Jyangra Dakshin Math Rajarhat Gopalpur P.S. - Baguiati, Kolkata - 700059, jointly hereinafter referred to as the "GRANTOR", do hereby nominate, constitute and appoint, **M/S NIRMALA DEVELOPERS (PAN NO. AARFNO495R)** a Partnership firm having its principal place of business at 312 Lake Town 'Block - A', Ground floor, P.S. Lake Town, Kolkata - 700089 having its partners, (1) **MR. AAYUSH TEKRIWAL(PAN No. ABXPT9559K) (AADHAR No.532158995808) (MOBILE No.9830137531)** son of Sri Dwarka Prasad Tekriwal, by faith - Hindu, by occupation - Business, residing at 227 Lake Town Block - 'B' P.S. - Lake Town, Kolkata - 700089, and (2) **MRS. MAYUKA AGARWAL(PAN -AMIP48419P), (AADHAR No. 297721256687) (MOBILE No. 7595927970)** wife of




Addl. District Sub-Registrar
Bidhannagar, (Salt Lake City)

20 FEB 2020

Mr. Aayush Tekriwal, by faith - Hindu, by occupation - Business, residing at BE - 78, Salt Lake, P.O. & P.S. - Salt Lake, Kolkata - 700064, to act as our Attorney in our name and on our behalf to do inter alia several acts, deeds and things (as mentioned hereunder) relating to our property being **ALL THAT** piece and parcel of undivided proportionate Danga land hereditaments and premises containing by estimation an area of **09 (nine) Cottahs 00 (fourteen) Chittacks 00 (zero) Sq.ft.** be the same a little more or less together with an old dilapidated **50 years old cemented flooring R.T** shed structure of 900 sq. ft. more or less alongwith all other common service areas, amenities and facilities appended thereto including all easement rights and appurtenances thereof lying situate at and being Premises no. 95/2/1, Dakshindari Road, being Municipal Holding No. 897/A, Dakshindari Road in Mouza - Kankuri, Dihi - Panchannagarm, J.L. No. 28, R.S. Dag No. 213, under Khatian No. 55 and modified Khatian No. 385, thereafter Khatian No. 394, 395, 396 and 397, and presently Khatian No. 240, 104, 34, 39, P.S. - Lake Town, previously Dum Dum, under Ward No. 34, South Dum Dum Municipality, Kolkata - 700048, Additional District Sub - Registrar, Bidhannagar, Salt Lake City, District - 24 Parganas (North), more fully and particularly described and mentioned in the 'Schedule' hereunder written and each and every part thereof.

WHEREAS :

A. The Grantor (also hereinafter called the Owner wherever the context so allows), are absolutely and jointly seized and possessed of and/or otherwise well and sufficiently entitled to **ALL THAT** piece and parcel of undivided proportionate Danga land hereditaments and premises containing by estimation an area of **09 (nine) Cottahs 00 (fourteen) Chittacks 00 (zero) Sq.ft.** be the same a little more or less together with an old dilapidated **50 years old cemented flooring R.T** shed structure of 900 sq. ft. more or less alongwith all other common service areas, amenities and facilities

appended thereto including all easement rights and appurtenances thereof lying situate at and being Premises no. 95/2/1, Dakshindari Road, being Municipal Holding No. 897/A, Dakshindari Road in Mouza - Kankuri, Dihi - Panchannagarm, J.L. No. 28, R.S. Dag No. 213, under Khatian No. 55 and modified Khatian No. 385, thereafter Khatian No. 394, 395, 396 397 and 398, and presently Khatian No. 240, 104, 34, 39, P.S. - Lake Town, previously Dum Dum, under Ward No. 34, South Dum Dum Municipality, Kolkata - 700048, Additional District Sub - Registrar, Bidhannagar, Salt Lake City, District - 24 Parganas (North)[more fully and particularly mentioned and described in the Schedule hereunder written and hereinafter for the sake of brevity referred to as 'the said property'].

B. The Owner herein is desirous of constructing, erecting and a new building by developing the said property and/or parts or portions thereof consisting several self contained flats, apartments, units and constructed spaces and other common parts and portions to be comprised therein and also to dispose of the other parts or portions of the said lands and/or property to various Intending Purchasers on ownership basis (hereinafter referred to as 'the new building') and accordingly the Owner has entered into a Development Agreement with **M/S NIRMALA DEVELOPERS (PAN NO. AARFN0495R)** a Partnership firm having its principal place of business at 312 Lake Town 'Block - A', Ground floor, P.S. Lake Town, Kolkata - 700089 having its partners, **(1) MR. AAYUSH TEKRIWAL (PAN No. ABXPT9559K) (AADHARNo.532158995808) (MOBILE No.9830137531)** son of Sri Dwarka Prasad Tekriwal, by faith - Hindu, by occupation - Business, residing at 227 Lake Town Block - 'B' P.S. - Lake Town, Kolkata - 700039, and **(2) MRS. MAYUKA AGARWAL(PAN - AMIPA8419P), (AADEAR No. 297721256687) (MOBILE No. 7595927970)** wife of Mr. Asyush Tekriwal, by faith - Hindu, by occupation - Business, residing at BE - 78, Salt Lake, P.O. & P.S. - Salt Lake, Kolkata - 700064, and such Agreement dated

20/02/2020 has been registered at the Office of the Additional District Sub - Registrar, Bidhannagar and recorded in Book No. XI Volume No. X Pages X to X being No. 0503 for the year 2020.

C. In terms of the said Development Agreement dated _____ the Owner herein hereby intend to nominate and appoint **M/S NIRMALA DEVELOPERS (PAN NO. AARFN0495R)** a Partnership firm having its principal place of business at 312 Lake Town 'Block - A', Ground floor, P.S. Lake Town, Kolkata - 700089 having its partners, **(1) MR. AAYUSH TEKRIWAL (PAN No. ABXPT9559K) (AADHAR No. 532158995808) (MOBILE No. 9830137531)** son of Sri Dwarka Prasad Tekriwal, by faith - Hindu, by occupation - Business, residing at 227 Lake Town Block - 'B' P.S. - Lake Town, Kolkata - 700089, and **(2) MRS. MAYUKA AGARWAL (PAN -AMIPA8419P), (AADHAR No. 297721256687) (MOBILE No. 7595927970)** wife of Mr. Aayush Tekriwal, by faith - Hindu, by occupation - Business, residing at BE - 78, Salt Lake, P.O. & P.S. - Salt Lake, Kolkata - 700064, hereinafter referred to as the said ATTORNEY, for the aforesaid purpose of Development at the said property.

NOW KNOW YE AND THESE PRESENTS WITNESS that WE, the said 1) **MR. TAPAN DEY (PAN No. AGRPD4458J) (AADHAR No. 458100879905) (MOBILE No. 9231345535)** son of Late Khagendra Nath Dey, by faith Hindu, by occupation business, residing at 282, S.K. Deb Road, P.S. - Lake Town, Kolkata - 700048 2) **MRS. MOLI DEY SARKAR alias KAMALA DEY SARKAR (PAN No. EYKPS3603H) (AADHAR No. 786787715943) (MOBILE No. 9231345535)** wife of Late Sasanka Dey Sarkar and daughter of Late Khagendra Nath Dey, by faith Hindu, by occupation home - maker, residing at 46/1, Durga Charan Mitra Street, P.S. Bortalla, Kolkata - 700006 and 3) **MRS. USHA DEY (PAN No. AORPDS613H)**

(AADHAR No.913167853014)(MOBILENo.9748463709) wife of Late Suresh Chandra Dey and daughter of Late Khagendra Nath Dey, by faith Hindu, by occupation home - maker, residing at 95/2/1, Dakshindari Road, P.S. - Lake Town, Kolkata - 700048 4) **MR. SWAPAN KUMAR GUHA THAKURATA**(PAN No. ADYPG2058B) (AADHAR No.788623564914)(MOBILE No. 8981080191) son of Late Gopal Chandra Guha Thakurata, by faith Hindu, by occupation retired, residing at FR - 5/2 Jyangra Dakshin Math Rajarhat Gopalpur P.S. - Baguiati, Kolkata - 700059 and 5) **MR. SUSOVAN GUHA THAKURATA** (PAN No. ARJPG7247F)(AADHAR No.880730074207) (MOBILE No.9748463709) son of Mr. Swapan Kumar Guha Thakurata, by faith Hindu, by occupation business, residing at FR - 5/2 Jyangra Dakshin Math Rajarhat Gopalpur P.S. - Baguiati, Kolkata - 700059, do hereby appoint and nominate **M/S NIRMALA DEVELOPERS (PAN NO. AARFN0495R)** a Partnership firm having its principal place of business at 312 Lake Town 'Block - A', Ground floor, P.S. Lake Town, Kolkata - 700089 having its partners, (1) **MR. AAYUSH TEKRIWAL**(PAN No. ABXPT9559K) (AADHARNo.532158995808) (MOBILE No.9830137531) son of Sri Dwarka Prasad Tekriwal, by faith - Hindu, by occupation - Business, residing at 227 Lake Town Block - 'B' P.S. - Lake Town, Kolkata - 700089, and (2) **MRS. MAYUKA AGARWAL**(PAN -AMIPA8419P), (AADHAR No. 297721256687) (MOBILE No. 7595927970) wife of Mr. Aayush Tekriwal, by faith - Hindu, by occupation - Business, residing at BE - 78, Salt Lake, P.O. & P.S. - Salt Lake, Kolkata - 700064, as my true and lawful attorney and in my name and in my place and stead to do the following acts and deeds and things in respect of our said property, that is to say :-

1. To hold and retain possession of the said property during the period of Development work at the said property.

2. To demolish the existing building and/or structures of the said property and/or lands and to appropriate all debris arising from such demolition.
3. To execute any Agreement for Sale or any other Agreement (and also subsequent confirmations, rectifications, modifications thereof) in respect of those portions of the said property and/or lands which come under the purview of the Developer's allocation as mentioned in the registered Development Agreement dated 20/02/2020 or any part or portion thereof as the said Attorney in its absolute discretion may desire or deem fit and to present the same for registration with the Addl. Registrar / Sub-Registrar, District Registrar, Addl. District Sub Registrar, Registrar of Assurances, Kolkata, and further to admit the execution thereof under the Indian Registration Act, 1908, as the said Attorney may desire or deem fit and proper.
4. To appear and represent me before any Notary Public, Addl. Registrar, Sub-Registrar, District Sub-Registrar, Addl. District Sub-Registrar, District Registrar, or Registrar of Assurances, Metropolitan Magistrate and other officer and/or officers, Authority or Authorities having jurisdiction in respect thereof and to present for registration and to acknowledge and admit execution and register or have registered and perfected all such deeds, instruments, writings and/or any affidavit or declaration confirming our marketable title, executed and signed by my said Attorney concerning the said property and/or lands or any part or portion thereof.
5. To apply for obtaining the Sanctioned Building Plan/Additional/Revised/Modified Plan/application for Completion Certificate from the South Dum Dum Municipality and/or other authorities of the said property and for the aforesaid purpose to sign and execute all applications, papers and documents as may be necessary

and/or required from time to time. The signing authority with respect to obtaining the Sanctioned Building Plan/Additional/Revised/Modified Plan/application for Completion Certificate from the South Dum Dum Municipality and/or other authorities of the said property has been entrusted by the Owner/ Grantor solely in favour of the Developer.

6. To submit to the South Dum Dum Municipality and all Revenue Authorities, Calcutta Electric Supply Corporation (CESC) or the competent authority appointed under various relevant statutes of the Government of West Bengal and/or India and all its/their departments and other concerned authorities in accordance with the laws for the time being in force, bye-laws, rules and regulations, such plans of the said property and/or lands or any part or portion thereof and/or of the building or buildings proposed to be constructed on the said property and/or lands and for the purpose of all matters connected with the development of the said property and/or lands inclusive of but not restricted for getting the plans and amendments and revisions passed for the proposed constructions of new building and for the aforesaid purposes to sign and execute all applications, plans, specification, documents, writings, affidavits, undertakings, indemnities, etc. as may be required by any or all of the aforesaid authorities, their officers and departments and carry on correspondence with them for approving and/or sanction and further for amending and/or revising of the said plans or other documents thereof and for issue of necessary permissions or clearances for and in respect of development of the said property and/or lands and the proposed construction of new building and buildings thereon and for occupation and part occupation certificates and to take necessary and incidental steps including making applications for water connection, electric supply, drainage and other incidental matters and works which are normally required to be carried out and/or done for becoming eligible for grant of building completion certificate/s.

7. To pay fees, obtain sanctions and/or approvals/consents and such other orders and/ or permissions from the necessary authorities as may be expedient for sanction, modification and/or alteration of the existing building plan and also to receive and/or refund of the excess amount of fees (if any) paid for the purpose of sanction or modification and/or alteration of the building plans to any authority and/or authorities.
8. To make all necessary applications or pursue and follow up all such applications already made and/or to be hereafter made to the competent authorities under various statutes and for obtaining the further or additional or consequential NOCs / permissions under the said statutes including extensions, revisions, modifications, amendments clarifications, reviews and to make such other applications and take all necessary steps in connection thereto.
9. To apply to the various statutory authorities, including the Kolkata Police, Fire Brigade and other authorities for Completion Certificate and to obtain all sanctions and permissions for drainage sewerage water, tubewell, generator, lift, pollution control and environment clearances and to sign all necessary applications papers and documents in relation thereto.
10. To appoint and engage architects, engineers, valuers and surveyors and contractors as may be required from time to time and revoke his/their appointment and reappoint any other person in his/their place and stead for the aforesaid purposes and to settle and pay their fees.
11. To obtain and give rights of way, access, right to lay drains, water mains, electric cables, telephone, fax lines, and telegraph cables, etc. under ground and over head (as the case may be) and for that purpose to obtain and give and sign and execute and deliver all deeds, undertakings, writings, etc. as may be necessary or required from time to time.

12. To do and carry out all acts, deeds, matters and things as may be found necessary and expedient for the purpose of effective transfer and/or development of the said property and/or land or any part or portion thereof and for completion of transaction in respect of the said property and/or land and/or any part or portion thereof in favour of the various Intending purchasers or their nominee and/or nominees of the Flats/Units/ Apartments/Constructed Spaces and/or Car-Parking Spaces in the proposed New Building at the said property and/ or land as the said Attorney may desire, in respect of the portions forming part of the Developer's Allocation.

13. To commence, carry out and complete and/or cause to be commenced carried out and completed the proposed construction work on the said property and/or land or any part or portion thereof in accordance with the sanctioned plans or as the same be got modified changed or altered by the said Attorney and so far as any proposed construction work is concerned to see that all applicable rules and regulations which are made by the Government of West Bengal or India and/or Police Authorities and/or other competent authorities for the time being are strictly observed and apply for and obtain occupation certificate/s from the South Dum Dum Municipality and for that purpose/s to do all acts and deeds and things as the said attorney may desire or deem fit.

14. To receive and realize and collect all moneys which may become payable in respect of any flats/units/apartments/constructed spaces/car parking spaces agreed to be sold and to give effectual receipts and discharge therefor, in respect of the portions forming part of the Developer's Allocation.

15. To execute the Deeds of Conveyance in respect of the remaining part or portion of the said premises (apart from the Owners' Allocations) and to

receive realise and collect all moneys in respect of the portions forming part of the Developer's Allocation.

16. To sign, execute and deliver any conveyance or conveyances with regard to the said property or part thereof in favour of any intending Purchaser/s and further to accept part or full consideration money in connection therewith, in respect of the portions forming part of the Developer's Allocation.

17. To sign and execute all other deeds, instruments and assurances which my said Attorney shall consider necessary and to enter into and/or agree to such covenants and conditions as may be required for fully and effectually conveying the said property or part thereof, in respect of the portions forming part of the Developer's Allocation.

18. To present any such conveyance or conveyances for registration to admit execution before the Registrar or Sub-Registrar, Registrar of Assurances, Kolkata and/or in any office having authority for and to have the said conveyance registered and to do all acts, deeds and things which our said Attorney shall consider necessary for conveying the said property or part thereof unto the Purchaser/s as fully and effectually in all respect as we could do the same myself, in-respect of the portions forming part of the Developer's Allocation.

19. AND GENERALLY to do all such other acts deeds matters and things relating to or concerning the said property and/or the new building and to sign all letters correspondences and other documents and to execute and perform any other act deed matter or thing which are to be done executed or performed or which in the opinion of our said attorney ought to be done executed or performed in connection with or in relation to the said property and/or the new building lawfully and effectually to all intents and purposes as the Owner (myself) could do if personally present and did

the same it being its intent and desire that all matters and things respecting the same shall be under the full management and directions of our said attorney and ALL and whatsoever our said attorney shall lawfully do or cause to be done in or about the said property the owners do hereby for myself and my respective successors allow ratify and confirm.

20. And myself the owner do hereby agree to ratify and confirm all and whatsoever acts which my said attorney may do or cause to be done by virtue of these presents and the same shall be binding upon me to the same extent and in the same manner as if the same are done by me and personally present, so far as it relates to the development of the said property in terms of the registered Development Agreement dated 20/02/2020.

21. The Owner shall, however, not be liable for and/or accountable for any document executed or money collected by the Attorney from the intending purchasers in respect of any flat/s or apartment/s to be constructed upon the said property forming part of the Developer's Allocation.

AND GENERALLY to do all other acts deeds and things concerning the authorities hereby granted in respect of the said property which I could have done lawfully under my own hand and seal if I was present personally and the attorney shall not be entitled to create any financial or other liability in respect of the said property, AND further to do all such acts deeds and things in my name as I could have done lawfully AND I do hereby ratify and confirm and agree to ratify and confirm all and whatsoever our said Attorney shall lawfully do, execute or perform or cause to be done, executed or performed in connection with the said property by virtue of this presents and also those not specifically mentioned and also such powers and/or authority being granted

separately to be read with these presents without any further act, deed or things on our part.

BE IT NOTED THAT this Power Of Attorney is executed in terms of and in connection with the Development Agreement dated 20/02/2020 which has been registered at the Office of the Additional District Sub - Registrar, Bidhannagar, Salt Lake City, District - 24 Parganas (North) and recorded in Book No. I, Volume No. X Pages X to X being No. 0503 for the year 2020.

SCHEDULE

ALL THAT piece and parcel of undivided proportionate Danga land hereditaments and premises containing by estimation an area of **09 (nine) Cottahs 00 (fourteen) Chittacks 00 (zero) Sq.ft.** be the same a little more or less together with an old dilapidated **50 years old cemented flooring** R.T shed structure of 900 sq. ft. more or less alongwith all other common service areas, amenities and facilities appended thereto including all easement rights and appurtenances thereof lying situate at and being Premises no. 95/2/1, Dakshindari Road, being Municipal Holding No. 897/A, Dakshindari Road in Mouza - Kankuri, Dihi - Panchannagarm, J.L. No. 28, R.S. Dag No. 213, under Khatian No. 55 and modified Khatian No. 385, thereafter Khatian No. 394, 395, 396 397 and 398, and presently Khatian No. 240, 104, 34, 39, P.S. - Lake Town, previously Dum Dum, under Ward No 34, South Dum Dum Municipality, Kolkata - 700048, Additional District Sub - Registrar, Bidhannagar, Salt Lake City, District - 24 Parganas (North) and the said entire Premises No. 95/2/1, Dakshindari Road, being Municipal Holding No. 897/A, Dakshindari Road is butted and bounded as follows :-

ON THE NORTH : By 16' wide Dakshindari Road;

ON THE SOUTH : By Calcutta Minerals

ON THE EAST : By 16' wide Dakshindari Road;

ON THE WEST : By R.S. Dag No. 213/537 (p).

IN WITNESS WHEREOF WE, MR. TAPAN DEY, MRS. MOLI DEY SARKAR alias KAMALA DEY SARKAR, MRS. USHA DEY MR. SWAPAN KUMAR GUHA THAKURATA and MR. SUSOVAN GUHA THAKURATA have hereunto jointly and severally set and subscribed our hands and seals on this the 20th day of February, 2020, in presence of the following witnesses in good health, sound mind, without any undue influence, provocation, whatsoever from any corner.

SIGNED AND DELIVERED at Kolkata
in the presence of :

1. Sabhas Ch. Dey
95/2/1 Bhakshin or Daxi Road.
KOL - 48

Tapan Dey

Moli Dey Sarkar

2. Alama Banna, Adv
High Court Calcutta

Sabhas Ch

Swapan Kumar Guha Thakurata

Susovan Guha Thakurata
EXECUTANT

Nirmala Developers

Arayud Tekrinal

Partner

Nirmala Developers

Nayuka Agarwal

ATTORNEYS

Partner

Drafted and identified in my chamber,
at the instructions of
the parties hereto -

Aditya Chatterjee

Advocate

High Court, Calcutta

Enrol No. WB/2157/2010

SPECIMEN FORM FOR TEN FINGERPRINTS

Signature of the
executants/
presentants



Yapan Day



Mohi Day Saekoz



W. J. (h)

Little	Ring	Middle	Fore	Thumb
(Left Hand)				
Thumb	Fore	Middle	Ring	Little
(Right Hand)				
Little	Ring	Middle	Fore	Thumb
(Left Hand)				
Thumb	Fore	Middle	Ring	Little
(Right Hand)				
Little	Ring	Middle	Fore	Thumb
(Left Hand)				
Thumb	Fore	Middle	Ring	Little
(Right Hand)				

SPECIMEN FORM FOR TEN FINGERPRINTS

Signature of the
executants/
presentants



*Swap... what...
Swap... in...
into*

Little	Ring	Middle	Fore	Thumb
(Left Hand)				

Thumb	Fore	Middle	Ring	Little
(Right Hand)				

Little	Ring	Middle	Fore	Thumb
(Left Hand)				

Thumb	Fore	Middle	Ring	Little
(Right Hand)				



*Sw...
Sw...
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Little	Ring	Middle	Fore	Thumb
(Left Hand)				

Thumb	Fore	Middle	Ring	Little
(Right Hand)				



Sw...

4

5

6

SPECIMEN FORM FOR TEN FINGERPRINTS

Signature of the
executants/
presentants



Mayuko Agawa →

Little	Ring	Middle	Fore	Thumb
(Left Hand)				
Thumb	Fore	Middle	Ring	Little
(Right Hand)				
Little	Ring	Middle	Fore	Thumb
(Left Hand)				
Thumb	Fore	Middle	Ring	Little
(Right Hand)				
Little	Ring	Middle	Fore	Thumb
(Left Hand)				
Thumb	Fore	Middle	Ring	Little
(Right Hand)				

Major Information of the Deed

Deed No :	I-1504-00511/2020	Date of Registration	20/02/2020
Query No / Year	1504-1000327468/2020	Office where deed is registered	
Query Date	20/02/2020 12:08:28 PM	A.D.S.R. BIDHAN NAGAR, District: North 24-Parganas	
Applicant Name, Address & Other Details	Aditi Chaterjee High Court Calcutta, Thana : Hare Street, District : Kolkata, WEST BENGAL, PIN - 700001, Mobile No. : 9836042313, Status : Advocate		
Transaction	[0138] Sale, Development Power of Attorney after Registered Development Agreement		
Set Forth value	Rs. 2/-		
Stampduty Paid(SD)	Rs. 100/- (Article 48(g))		
Remarks	Development Power of Attorney after Registered Development Agreement of [Deed No/Year]:- 150400503/2020 Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :

District: North 24-Parganas, P.S. - Lake Town, Municipality: SOUTH DUM DUM, Road: Dakshindari Road (sadhana to eastern), Mouza: Kankuri, Premises No: 95/2/1, , Ward No: 34, Holding No.897/A Pin Code : 700048

Sch No	Plot Number	Khatian Number	Land Use Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	RS-213	RS-240	Bastu	Bastu	9 Katha	1/-	2,05,19,997/-	Width of Approach Road: 16 Ft , Adjacent to Metal Road, , Project Name :
Grand Total :					14.85Dec	1 /-	205,19,997 /-	

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	900 Sq Ft	1/-	1,82,250/-	Structure Type: Structure
Gr. Floor, Area of floor : 900 Sq Ft, Residential Use, Cemented Floor, Age of Structure: 50 Years, Roof Type: Tiles Shed, Extent of Completion: Complete					
Total :		900 sq ft	1 /-	1,82,250 /-	

Personal Details :
Name, Address, Photo, Finger print and Signature

Name	Photo	Finger Print	Signature
Mr TAPAN DEY Son of Late Khagendra Nath Dey Executed by: Self, Date of Execution: 20/02/2020 Admitted by: Self, Date of Admission: 20/02/2020 ,Place : Office	 20/02/2020	 LTI 20/02/2020	 20/02/2020



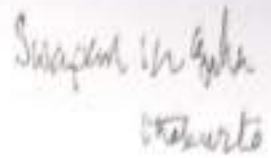



282, S.K. Deb Road, P.O:- Sreebhumi, P.S:- Lake Town, District:-North 24-Parganas, West Bengal, India, PIN - 700048 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: AGRPD4458J,Aadhaar No Not Provided, Status :Individual, Executed by: Self, Date of Execution: 20/02/2020
 , Admitted by: Self, Date of Admission: 20/02/2020 ,Place : Office

Name	Photo	Finger Print	Signature
2 Mrs MOLLI DEY SARKAR, (Alias: KAMALA DEY SARKAR) Wife of Late Sasanka Dey Executed by: Self, Date of Execution: 20/02/2020 Admitted by: Self, Date of Admission: 20/02/2020 ,Place : Office	 20/02/2020	 LTI 20/02/2020	 20/02/2020

46/1, Durga Charan Mitra Street, P.O:- Beadon Street, P.S:- Burtola, District:-Kolkata, West Bengal, India, PIN - 700006 Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: EYKPS3603H,Aadhaar No Not Provided, Status :Individual, Executed by: Self, Date of Execution: 20/02/2020
 , Admitted by: Self, Date of Admission: 20/02/2020 ,Place : Office

Name	Photo	Finger Print	Signature
3 Mrs USHA DEY Wife of Late Suresh Chandra Dey Executed by: Self, Date of Execution: 20/02/2020 Admitted by: Self, Date of Admission: 20/02/2020 ,Place : Office	 20/02/2020	 LTI 20/02/2020	 20/02/2020






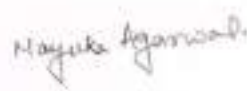
95/2/1, Dakshindari Road, P.S. - Lake Town, Kolkat, P.O:- Sreebhumi, P.S:- Lake Town, District:- North 24-Parganas, West Bengal, India, PIN - 700048 Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: AORPD8613H,Aadhaar No Not Provided, Status :Individual, Executed by: Self, Date of Execution: 20/02/2020
 , Admitted by: Self, Date of Admission: 20/02/2020 ,Place : Office

Name		Photo	Finger Print	Signature
Mr SWAPAN KUMAR GUHA THAKURATA Son of Late Gopal Chandra Guha Thakurata Executed by: Self, Date of Execution: 20/02/2020 , Admitted by: Self, Date of Admission: 20/02/2020 ,Place : Office				
FR - 5/2 Jyangra Dakshin Math Rajarhat Gopalpur, P.O:- Baguiati, P.S:- Baguiati, District:-North 24-Parganas, West Bengal, India, PIN - 700059 Sex: Male, By Caste: Hindu, Occupation: Retired Person, Citizen of: India, PAN No.: ADYPG2058B,Aadhaar No Not Provided, Status :Individual, Executed by: Self, Date of Execution: 20/02/2020 , Admitted by: Self, Date of Admission: 20/02/2020 ,Place : Office		20/02/2020	20/02/2020	20/02/2020
Name		Photo	Finger Print	Signature
Mr SUSOVAN GUHA GUHATHAKURATA Son of Mr Swapan Kumar Guha Thakurata Executed by: Self, Date of Execution: 20/02/2020 , Admitted by: Self, Date of Admission: 20/02/2020 ,Place : Office				
FR - 5/2 Jyangra Dakshin Math Rajarhat Gopalpur, P.O:- Baguiati, P.S:- Baguiati, District:-North 24-Parganas, West Bengal, India, PIN - 700059 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.: ARJPG7247F,Aadhaar No Not Provided, Status :Individual, Executed by: Self, Date of Execution: 20/02/2020 , Admitted by: Self, Date of Admission: 20/02/2020 ,Place : Office		20/02/2020	20/02/2020	20/02/2020

Attorney Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	NIRMALA DEVELOPERS 312 Lake Town , Ground Floor, Block/Sector: A, P.O:- Lake Town, P.S:- Lake Town, District -North 24-Parganas, West Bengal, India, PIN - 700089 , PAN No.: AARFN0495R,Aadhaar No Not Provided, Status :Organization, Executed by: Representative

Representative Details :

Name,Address,Photo,Finger print and Signature			
No	Name	Photo	Signature
1	Mr AAYUSH TEKRIWAL (Presentant) Son of Mr Dwarka Prasad Tekriwal Date of Execution - 20/02/2020 , Admitted by: Self, Date of Admission: 20/02/2020, Place of Admission of Execution: Office	 Feb 20 2020 1:26PM	 LTI 20/02/2020
Signature:  20/02/2020			
227 Lake Town, Block/Sector: B, P.O:- Lake Town, P.S:- Lake Town, District:-North 24-Parganas, West Bengal, India, PIN - 700089, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.: ABXPT9559K,Aadhaar No Not Provided Status : Representative, Representative of : NIRMALA DEVELOPERS (as Partner)			
No	Name	Photo	Signature
2	Mrs MAYUKA AGARWAL Wife of Mr Aayush Tekriwal Date of Execution - 20/02/2020 , Admitted by: Self, Date of Admission: 20/02/2020, Place of Admission of Execution: Office	 Feb 20 2020 1:27PM	 LTI 20/02/2020
Signature:  20/02/2020			
BE - 78, Salt Lake, P.O:- Lake Town, P.S:- Lake Town, District:-North 24-Parganas, West Bengal, India, PIN - 700068, Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.: AMIPAB419P,Aadhaar No Not Provided Status : Representative, Representative of : NIRMALA DEVELOPERS (as Partner)			

Identifier Details :

Name	Photo	Finger Print	Signature
Mr Bhabotosh Karmakar Son of Late Jadulal Karmakar 3, Nilmoni Mitra Street, P.O:- Beadon Street, P.S:- Burtola, District:-Kolkata, West Bengal, India. PIN - 700006	 20/02/2020	 20/02/2020	 20/02/2020
Identifier Of Mr TAPAN DEY, Mrs MOLI DEY SARKAR, Mrs USHA DEY, Mr SWAPAN KUMAR GUHA THAKURATA, Mr SUSOVAN GUHA GUHATHAKURATA, Mr AAYUSH TEKRIWAL, Mrs MAYUKA AGARWAL			

Transfer of property for L1

No	From	To. with area (Name-Area)
1	Mr TAPAN DEY	NIRMALA DEVELOPERS-2 97 Dec
2	Mrs MOLI DEY SARKAR	NIRMALA DEVELOPERS-2 97 Dec
3	Mrs USHA DEY	NIRMALA DEVELOPERS-2 97 Dec
4	Mr SWAPAN KUMAR GUHA THAKURATA	NIRMALA DEVELOPERS-2 97 Dec
5	Mr SUSOVAN GUHA GUHATHAKURATA	NIRMALA DEVELOPERS-2 97 Dec

Transfer of property for S1

Sl.No	From	To. with area (Name-Area)
1	Mr TAPAN DEY	NIRMALA DEVELOPERS-180.00000000 Sq Ft
2	Mrs MOLI DEY SARKAR	NIRMALA DEVELOPERS-180.00000000 Sq Ft
3	Mrs USHA DEY	NIRMALA DEVELOPERS-180.00000000 Sq Ft
4	Mr SWAPAN KUMAR GUHA THAKURATA	NIRMALA DEVELOPERS-180.00000000 Sq Ft
5	Mr SUSOVAN GUHA GUHATHAKURATA	NIRMALA DEVELOPERS-180.00000000 Sq Ft



On 20-02-2020

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 12:59 hrs on 20-02-2020, at the Office of the A.D.S.R. BIDHAN NAGAR by Mr AAYUSH TEKRIWAL

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 2,07,02,247/-

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

Execution is admitted on 20/02/2020 by 1. Mr TAPAN DEY, Son of Late Khagendra Nath Dey, 282, S.K. Deb Road, P.O: Sreebhumi, Thana: Lake Town, North 24-Parganas, WEST BENGAL, India, PIN - 700048, by caste Hindu, by Profession Business, 2. Mrs MOLI DEY SARKAR, Alias KAMALA DEY SARKAR, Wife of Late Sasanka Dey, 46/1, Durga Charan Mitra Street, P.O: Beadon Street, Thana: Burtola, Kolkata, WEST BENGAL, India, PIN - 700006, by caste Hindu, by Profession Business, 3. Mrs USHA DEY, Wife of Late Suresh Chandra Dey, 95/2/1, Dakshindari Road, P.S. - Lake Town, Kolkata, P.O: Sreebhumi, Thana: Lake Town, North 24-Parganas, WEST BENGAL, India, PIN - 700048, by caste Hindu, by Profession Business, 4. Mr SWAPAN KUMAR GUHA THAKURATA, Son of Late Gopal Chandra Guha Thakurata, FR - 5/2 Jyangra Dakshin Math Rajarhat Gopalpur, P.O: Baguiati, Thana: Baguiati, North 24-Parganas, WEST BENGAL, India, PIN - 700059, by caste Hindu, by Profession Retired Person, 5. Mr SUSOVAN GUHA GUHATHAKURATA, Son of Mr Swapan Kumar Guha Thakurata, FR - 5/2 Jyangra Dakshin Math Rajarhat Gopalpur, P.O: Baguiati, Thana: Baguiati, North 24-Parganas, WEST BENGAL, India, PIN - 700059, by caste Hindu, by Profession Business

Indetified by Mr Bhabotosh Karmakar, Son of Late Jadulal Karmakar, 3, Nilmoni Mitra Street, P.O: Beadon Street, Thana: Burtola, Kolkata, WEST BENGAL, India, PIN - 700006, by caste Hindu, by profession Others

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

Execution is admitted on 20-02-2020 by Mrs MAYUKA AGARWAL Partner, NIRMALA DEVELOPERS, 312 Lake Town, Ground Floor, Block/Sector: A, P.O:- Lake Town, P.S:- Lake Town, District-North 24-Parganas, West Bengal, India, PIN - 700089

Indetified by Mr Bhabotosh Karmakar, Son of Late Jadulal Karmakar, 3, Nilmoni Mitra Street, P.O: Beadon Street, Thana: Burtola, Kolkata, WEST BENGAL, India, PIN - 700006, by caste Hindu, by profession Others

Execution is admitted on 20-02-2020 by Mr AAYUSH TEKRIWAL Partner, NIRMALA DEVELOPERS, 312 Lake Town, Ground Floor, Block/Sector: A, P.O:- Lake Town, P.S:- Lake Town, District-North 24-Parganas, West Bengal, India, PIN - 700089

Indetified by Mr Bhabotosh Karmakar, Son of Late Jadulal Karmakar, 3, Nilmoni Mitra Street, P.O: Beadon Street, Thana: Burtola, Kolkata, WEST BENGAL, India, PIN - 700006, by caste Hindu, by profession Others

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 21/- (E = Rs 21/-) and Registration Fees paid by Cash Rs 21/-

Statement of Stamp Duty

Verified that required Stamp Duty payable for this document is Rs. 70/- and Stamp Duty paid by Stamp Rs 100/-

Description of Stamp
1. Stamp: Type: Impressed, Serial no 2696, Amount: Rs. 100/-, Date of Purchase: 17/02/2020, Vendor name: Asadur
Rahaman



Debajyoti Bandyopadhyay
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. BIDHAN NAGAR
North 24-Parganas, West Bengal



Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1504-2020, Page from 24795 to 24838

being No 150400511 for the year 2020.



be

Digitally signed by DEBAJYOTI
BANDYOPADHYAY
Date: 2020.02.24 15:03:53 +05:30
Reason: Digital Signing of Deed.

(Debajyoti Bandyopadhyay) 2020/02/24 03:03:53 PM
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. BIDHAN NAGAR
West Bengal.

(This document is digitally signed.)