

7783/2023

I-6737/23



पश्चिमवङ्ग पश्चिम बंगाल WEST BENGAL

8/1264623/23



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

Additional Registrar of Assurances Kolkata

23 MAY 2023

KNOW ALL MEN BY THESE PRESENTS SHALL COME that We,
 (1) **ASOK KUMAR BHATTACHARYA**, son of Late Ganesh Chandra Bhattacharya (PAN NO. AVMPB1943H) (AADHAAR NO. 7289 6959 7068) (MOBILE NO. 6291341435) by faith Hindu by occupation retired a citizen of India and at present residing at No. 47, Dr. B.

570 P. 1
18/05/23
5/10 PM
18/5/23

Additional Registrar of Assurances Kolkata

1386
250/
100/
17/5/23

7210

T. C. RAY & CO.
Solicitors & Advocates
8, Old Post Office Street
3rd Floor, Kolkata-700001

NAME
ADD.
Rs.
12 APR 2023
SURANJAN MIKHERJEE
Licensed Stamp Vendor
C. C. Court
2 & 3, K. S. Road, Kol-1

12 APR 2023
12 APR 2023

Sandip Das



Sandip Das









Government of West Bengal

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







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

Signature / LTI Sheet of Query No/Year 19028001264623/2023









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
1	Mr Asok Kumar Bhattacharya , 47, Dr B C Roy Road, City:- Rajpur-sonarpur, P.O:- Dakshin Jagaddal, P.S:- Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700151	Principal		4346 	Asok Kumar Bhattacharya 18.05.2023
2	Mr Sujit Kumar Sen , 88, Raja Subodh Chandra Mallick Road, City:- Rajpur-sonarpur, P.O:- Naktala, P.S:-Purba Jadabpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700047	Principal		4400 	Sujit Kumar Sen 18.05.2023





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
3	Mr Sanat Naskar , Mahamayatala Mandir Road, Mahamayatala, City:- Rajpur-sonarpur, P.O:- Garia, P.S:- Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700084	Principal		4401 	Sanat Naskar 18/05/23
4	Mr Sib Sankar Mondal , N S C Bose Road, Bimala Apartment, By- Lane Kulpi Road, City:- Rajpur-sonarpur, P.O:- Garia, P.S:-Sonarpur, District:-South 24- Parganas, West Bengal, India, PIN:- 700084	Principal		4402 	Sib Sankar Mondal 18/05/2023
5	Rita Dhali , Binoy Giri Apparment, City:- Rajpur-sonarpur, P.O:- Garia, P.S:-Sonarpur, District:-South 24- Parganas, West Bengal, India, PIN:- 700084	Principal		4403 	Rita Dhali 18/05/2023

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
6	Rinky Dhali , Binoy Giri Apartment, City:- Rajpur-sonarpur, P.O:- Garia, P.S:-Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700084	Principal		4404 	Rinky Dhali 18/05/23
7	Riya Dhali , Binoy Giri Apartment, City:- Rajpur-sonarpur, P.O:- Garia, P.S:-Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700151	Principal		4405 	Riya Dhali 18/5/23
8	Smt Rama Chakraborty , Dr B C Roy Road, City:- Rajpur-sonarpur, P.O:- Dakshin Jagaddal, P.S:- Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700151	Principal		4406 	Rama Chakraborty 18.05.2023
9	Mr Sandeep Kumar Shah Chinnar Park, New Town, SPENCER BUILDING, City:- Rajarhat-gopalpore, P.O:- Rajarhat, P.S:- Rajarhat, District:-North 24-Parganas, West Bengal, India, PIN:- 700136	Representative of Attorney [PANCHM UKHI PROMOTERS PRIVATE LIMITED]		4345 	Sandeep AC 18/5/23

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
10	Mr Subir Kumar De 50L/H/16, Pottery Road, City:- , P.O:- Tangra, P.S:-Entaly, District:- South 24-Parganas, West Bengal, India, PIN:- 700015	Represent ative of Principal [STARLIT E INFRACO N PRIVATE LIMITED]		4407- 	<i>Subir Kumar De</i> 18/05/2023
Sl No.	Name and Address of identifier	Identifier of	Photo	Finger Print	Signature with date
1	NIKET OJHA Son of BIJAY KUMAR OJHA 6, OLD POST OFFICE STREET, City:- , P.O:- GPO, P.S:-Hare Street, District:-Kolkata, West Bengal, India, PIN:- 700001	Mr Asok Kumar Bhattacharya, Mr Sujit Kumar Sen, Mr Sanat Naskar, Mr Sib Sankar Mondal, Rita Dhali, Rinky Dhali, Riya Dhali, Smt Rama Chakraborty, Mr Sandeep Kumar Shah, Mr Subir Kumar De		4408 	<i>Niket Ojha</i> 18/05/2023,

(Satyajit Biswas)

ADDITIONAL REGISTRAR
OF ASSURANCE
OFFICE OF THE A.R.A. -
II KOLKATA
Kolkata, West Bengal

C. Roy Road, P. O. Dakshin Jagaddal, P. S. Sonarpur, District-24 Parganas (South), Kolkata - 700 151 (2) **SUJIT KUMAR SEN** son of Late Kamalapada Sen (PAN NO. ATYPS2420F) (AADHAAR NO. 6426 2412 6642) (MOBILE NO. 9830477342) a citizen of India and at present residing at No. 88, Raja Subodh Chandra Mallick Road, P. O. Naktala, P. S. Netaji Nagar, Kolkata- 700 047 (3) **SANAT NASKAR** son of Kamal Naskar (PAN NO. ABRPN8179P) (AADHAAR NO. 2771 4121 0273) (MOBILE NO. 9831244041) a citizen of India and at present residing at Mahamayatala Mandir Road, Mahamayatala, P. O. Garia, P. S. Sonarpur, Kolkata- 700 084 (4) **SIB SANKAR MONDAL** son of Late Parbati Charan Mondal, (PAN NO. AEZPM2158L) (AADHAAR NO. 2993 5083 8613) (MOBILE NO. 9831250122) a citizen of India and at present residing at Bimala Apartment, N. S. C. Bose Road, Mahamayatala, P. O. Garia, P. S. Sonarpur, Kolkata- 700 084) (5) **RITA DHALI** wife of Late Ranjan Dhali (PAN NO. AGFPD3692N) (AADHAAR NO. 7732 4301 1371) (MOBILE NO. 9831843413) by faith Hindu by occupation business a citizen of India and at present residing at Binoy Giri Apartment, P. O. Garia, P. S. Sonarpur, Kolkata- 700 084) (6) **RINKY DHALI** daughter of Late Ranjan Dhali (PAN NO. BMYPD4157Q) (AADHAAR NO. 4279 8930 3271) (MOBILE NO. 9918579231) by faith Hindu by occupation housewife a citizen of India and at present residing at Binoy Giri Apartment, P. O. Garia, P. S. Sonarpur, Kolkata- 700 084) AND (7) **RIYA DHALI** daughter of Late Ranjan Dhali (PAN NO. BMYPD4071R) (AADHAAR NO. 8580 3588 6993) (MOBILE NO. 9038167605) by faith Hindu by occupation service a citizen of India and at present residing at Binoy Giri Apartment, P. O. Garia, P. S. Sonarpur, Kolkata- 700 084) (8) **SMT. RAMA CHAKRABORTY** wife of Biswaranjan Chakraborty (PAN NO. AGZPC6004B) (AADHAAR NO. 6265 5850 3507) (MOBILE NO. 9836464898) by faith Hindu by occupation housewife a citizen of India and at present residing at Dr. B. C. Roy Road, P. O. Dakshin Jagatdal, P. S. Sonarpur, District-24, Parganas (South), Kolkata-700 151 (which expression shall unless excluded by or repugnant to the context be deemed to mean and include their respective heirs, legal representatives, successors and/or assigns) AND (9) **STARLITE INFRACON PVT. LTD.**, (PAN NO. AASCS5496D) (CIN NO. U45400WB2013PTC189703), a company incorporated under the Companies Act, 1956 and governed by the Companies Act 2013 and having its registered office at 11, DR. Bidhanchandra

Roy Road, 24 Parganas(South) Kolkata 700151 and is being represented by the its Director **SUBIR KUMAR DE (PAN NO. AFKPD7062G) (AADHAAR NO. 6579 1179 7186) (MOBILE NO. 9831609106)** son of Sudhir Chandra De working for gain at and from 50L/H/16 Pottery Road, Entally, Tangra, P.O. Tangra, P.S. Entally, Kolkata, West Bengal – 700 015 **SEND GREETINGS.**

WHEREAS:

- A. We are the joint and absolute owners of **ALL THAT** amalgamated plots of land being adjacent and contiguous to each other being at present renumbered as premises No. 11, DR. Bidhanchandra Roy Road, 24 Parganas(South) Kolkata 700151 and comprised in **L. R. Dag No.3142** appertaining to L. R. Khatian No. 1315/1, measuring 8cottahs7 chittacks and 23 sq. ft. more or less **And L. R. Dag No. 3143** appertaining to L. R. Khatian No. 411 measuring 14 Cottahs12 chittacks and 9 sq. ft. more or less under Rajpur-Sonarapur Municipality, Mouza- Jagaddal, P.O. Dakshin Jagaddal, being Holding No. 47, Dr. B. C. Roy Road, P.S. and ADSR Office-Sonarapur, District-24-Parganas South **And ALL THAT** land comprised in R.S. Dag No. 3168 appertaining to R. S. Khatian No. 468 corresponding to **L.R. Dag No. 3220** appertaining to L.R. Khatian No. 1642 measuring 15 Cottahs more or less **TOGETHER WITH** the unfettered right of easement for ingress and egress through 20 Ft. wide passage from School Road situated and lying at Mouza-Jagaddal, J.L. No. 71, R.S. No. 233 within Ward No. 25 of Rajpur-Sonarapur Municipality, being Holding Nos. 91, 92 and 93, Dr. B.C.Roy Road, P.S. Sonarapur, 24-Parganas South **AND ALL THAT** land comprised in R.S. Dag No. 3103 appertaining to R.S. Khatian Nos. 666 and 684/2 corresponding to **L.R. Dag No. 3140** measuring 5 Cottahs 14 Chittacks 1 sq.ft. more or less of "bastu" land out of 26 decimals contained in the said Dag situate and lying at Mouza-Jagaddal, Touzi Nos. 47, 49, 63, 64 and 68, R.S. No. 233,, J.L. No. 71 under Rajpur-Sonarapur Municipality, P.O. Dakshin Jagaddal, P.S. and ADSR Office –Sonarapur, District-24 Parganas South **AND ALL THAT** piece and parcel of Bastu land situate and lying at Mouza-Jagaddal, P.S. & Sub-Registry office Sonarapur, District -24 Parganas (South), within Ward No. 25 of Rajpur-Sonarapur Municipality and forming Part of R.S.Dag No., 3168appertaining to R.S. Khatian No. 468 corresponding to **L.R. Dag No. 3220** containing by estimation an area of 3 Cottahs 12 Chittacks be the same a little more or less thus aggregating a total

land measuring 47 Cottahs 13 Chittacks and 33 Sq. ft. be the same a little more or less and more fully and particularly described and mentioned in the **SCHEDULE** hereunder written and hereinafter for the sake of brevity referred to as "**THE SAID PREMISES**".

- B. Starlite Infracon Pvt. Ltd. entered into several Agreements for Development with the Principal Nos. 1 to 8 on diverse dates and thereafter amalgamated the said plots of land along with its own plots of land for beneficial utilization of the same.
- C. Subsequently Starlite Infracon Pvt. Ltd. being the Principal no. 9 herein and also the original developer in terms of the agreement for development entered into a Supplementary Development Agreement dated 27th April, 2018 with Panchmukhi Promoters Pvt. Ltd. for development and constructions of the said premises whereupon Block-C and Block-D of the intended project was to be constructed.
- D. Starlite Infracon Pvt. Ltd. entered into such Supplementary Development Agreement with Panchmukhi Promoters Pvt. Ltd. by virtue of the Power of Attorney granted in its favour by the Principal Nos. 1 to 8 respectively in terms of the Development Agreement entered upon by and between the parties therein.
- E. Starlite Infracon Pvt. Ltd. was undergoing a Corporate Insolvency Process by way of a proceeding initiated under Section 7 of the Insolvency Bankruptcy Code, 2016 wherein the scheme of development of the said premises was stalled.
- F. In terms of an order dated 21st March, 2022 passed by the Hon'ble National Company Law Tribunal, Kolkata Bench, Panchmukhi Promoters Pvt. Ltd. was directed to fulfill the scheme of development of the said premises in terms of the agreement dated 27th April, 2018 and liberty was granted to enter upon fresh agreements and/or modify the existing agreement for smooth and effective implementation of the scheme of development of the said premises as per the terms and conditions contained in the said preceding agreements for development.
- G. The Hon'ble National Company Law Tribunal, Kolkata Bench, by a judgement and order dated 6th July, 2022 allowed the Resolution

Plan submitted by the Committee of Creditors through the Resolution Professional appointed by the Learned Tribunal.

- H. In terms of such plan approved by the Learned Tribunal, all necessary steps are to be taken by the Resolution Professional for smooth operation and execution of the scheme of development.
- I. For the purpose of implementation of the direction of Hon'ble National Company Law Tribunal, Kolkata Bench it has become necessary and expedient to revoke, withdraw and cancel the preceding several deeds of power of attorney granted in favour of Mudit Poddar being one of the erstwhile directors of the original developer i.e. Starlite Infracon Pvt. Ltd.
- J. In pursuance of the joint desire of the principals for beneficial use and utilization of the said premises and to carry out the direction of the Hon'ble National Company Law Tribunal, Kolkata Bench we the principal nos. 1 to 9 herein entered into a fresh supplementary agreement for development dated 6th May, 2023 and registered in the office of ARA-II, Kolkata and recorded in Book No. 1 being Deed No. 190206312 for the year 2023 with Panchmukhi Promoters Pvt. Ltd. whereby and whereunder it has become necessary for the principal to appoint the said Incoming Developer and/or its nominee or nominees to be our true and lawful attorney in our name and on our behalf to do execute and perform and implement the terms for the scheme of development for all intents and purposes as are hereunder provided.

NOW KNOW YE we, (1) **ASOK KUMAR BHATTACHARYA**, (2) **SUJIT KUMAR SEN** (3) **SANAT NASKAR** (4) **SIB SANKAR MONDAL** (5) **RITA DHALI** (6) **RINKY DHALI** (7) **RIYA DHALI** (8) **SMT. RAMA CHAKRABORTY** (9) **STARLITE INFRACON PVT. LTD.**, the joint and absolute owners of the said premises do hereby jointly, individually and severally nominate, constitute, ordain and appoint **SANDEEP KUMAR SHAH**, son of Santosh Shah (PAN NO. APRPS6509J) (AADHAAR NO.7540 2989 0264) (MOBILE NO. 98300 18831), being the Director of Panchmukhi Promoters Pvt. Ltd. having its registered office at New Town, Suite No. 6, C2, 6th Floor, "SPENCER BUILDING", Chinnar Park, P.S. Rajarhat, Kolkata-700 136, who shall be eligible to act as our true and lawful attorney to do, execute and perform the following acts, deeds and things on our behalf that is to say :-

1. To attend the offices of Rajpur Sonarpur Municipality and various other authorities who are empowered to give sanction for construction of a multi-storied building or buildings.
2. To appear and represent us before the concerned authorities including the Rajpur Sonarpur Municipality, Fire Brigade, West Bengal Police, WBSEDCL, the competent authority under the urban land Ceiling & Regulation) Act, 1976 in connection with the sanction of the building plan including its modification and/or alteration.
3. To construct, build and erect building at the said premises as per sanction plan including modification and/or alterations of the building plan from any concerned authority or authorities.
4. To appoint architect, engineer or other person or persons in consultation with the Executants for drafting plans and submission of the same at the Rajpur Sonarpur Municipality or before any other competent authority in order to construct new building on the said property.
5. To file and submit declarations, statements, applications and/or return to the necessary authority or authorities in connection with the matters herein contained.
6. For all or any other purposes hereinbefore stated to appear and represent us before all authorities having jurisdiction and to sign, execute, modify, cancel, alter, draw applications, returns, confirmations and to present for registration, admit, execution and have registered the aforesaid documents before the District Registrar, Sub-Registrar and executive Magistrate and all other authority or authorities exercising jurisdiction and authority on that behalf in terms of the said development agreements dated 3rd November, 2013, 28th March, 2017 and 26th April, 2017 respectively and the supplementary development agreement dated 27th April, 2018 between Panchmukhi Promoters (P) Ltd. and Starlite Infracon (P) Ltd.
7. To look after control and manage and deal with all our affairs in connection with the said premises.

8. To negotiate on terms for and to agree with any purchaser and/or purchasers at such price which our attorney thinks fit and proper, to agree upon and to enter into any agreement or agreements for such sale or sales and/or cancel and/or repudiate the same, only in respect of the Developer's allocation as per terms of the said development agreement including buy back part of the Owner's allocation if any.
9. To receive from the intending purchaser or purchasers for selling of the developer's share of the scheduled property in whole or in part and/or in form of flat/flats with other and to receive earnest money and/or advance or advances from the purchaser or purchasers and also the balance of purchase money and to give good, valid receipt and discharge for the same and to execute and register Deed or Agreement in favour of those purchaser.
10. Upon such receipt as aforesaid to sign, execute and deliver any agreement or agreements, deed or deeds of sale, conveyance or conveyances of any part or whole of the Developer's share of the said premises in favour of such purchaser or purchasers or his/her/their nominee or nominees or assignee or assignees.
11. To sign and execute all other deeds, instruments and assurances which the attorney shall consider necessary and to enter into and/or agree to such covenant and conditions as may be required for fully and effectually conveying the developer's share of the said property either in part or in full.
12. To present any such deed or deeds of sale, agreement, conveyance or other document or documents for registration and to admit execution thereof and receipt of consideration and to admit execution thereof and receipt of consideration before the Additional District Registrar, Additional District Sub-Registrar or District Registrar or Sub Registrar having authority for and to have the said conveyance or conveyances or agreements registered and to do all other acts, deeds and things which the said attorney shall consider necessary for transferring and/or conveying the Developer's share of the said premises.
13. To commence, prosecute, enforce, defend, answer and oppose at the developer's own cost all actions, other legal proceedings and demands, touching any of the matters concerning the said premises or any part thereof including relating to the acquisition

and/or requisition in respect of the said premises or any part thereof and if deem fit to compromise, settle, referred to arbitration, abandon, submit to judgment or become non-suited in any such action or proceedings as aforesaid before any court, civil or criminal or revenue including the rent control all without jeopardizing the rights, privileges and possible benefit of the Executants.

14. To sign and approve petitions, affidavits, written statements, memo of appeals and all other applications in respect of our said premises before any Court, Tribunal and/or any statutory body at the Developer's own cost.
15. The Attorney shall keep us as the Principal herein duly informed from time to time of all actions taken by him on our behalf by virtue of this Power of Attorney hereby granted and shall keep us indemnified from and against all acts done by the incoming developer and/or its agents or under its instructions.

AND GENERALLY to do, execute and perform all or any other act, matter and thing whatsoever as would be necessary or expedient to be done in connection with the construction of the building or buildings at the said premises and we, being the Executant named above agree to ratify and confirm all and whatsoever acts, deeds and things our said attorney shall lawfully do or caused to be done in and about the said premises.

AND THAT the Executant shall ratify and confirm and agree to ratify and confirm all and whatsoever the said attorney shall do or caused to be done by virtue of the authorities vested in them under these presents.

THE SCHEDULE ABOVE REFERRED TO:

ALL THAT land comprised in **L. R. Dag No.3142** appertaining to L. R. Khatian No. 1315/1, measuring 8cottahs7 chittacks and 23 sq. ft. more or less **And L. R. Dag No. 3143** appertaining to L. R. Khatian No. 411 measuring 14Cottahs12 chittacks and 9 sq. ft. more or less under Rajpur-Sonarpur Municipality, Mouza-Jagaddal, P.O. Dakshin Jagaddal, being Holding No. 47, Dr. B. C. Roy Road, P.S. and ADSR Office-Sonarpur, District-24-Parganas

South **And** the land comprised in R.S. Dag No. 3168 appertaining to R. S. Khatian No. 468 to corresponding **L.R. Dag No. 3220** appurtenant to L.R. Khatian No. 1642 measuring 15 Cottahs more or less **TOGETHER WITH** the unfettered right of easement for ingress and egress through 20 Ft. wide passage from School Road situated and lying at Mouza-Jagaddal, J.L.No. 71, R.S. No. 233 within Ward No. 25 of Rajpur-Sonarpur Municipality, being Holding No.91, 92 and 93, Dr. B.C.Roy Road, P.S. Sonarpur, 24-Parganas South **AND ALL THAT** land comprised in R.S. Dag No. 3103 appertaining to R.S. Khatian Nos. 666 and 684/2 corresponding to **L.R. Dag No. 3140** measuring about 5 Cottahs 14 Chittacks 1 sq.ft. of "bastu" land out of 26 decimals contained in the said Dag situate and lying at Mouza-Jagaddal, Touzi Nos. 47, 49, 63, 64 and 68, R.S. No. 233,, J.L. No. 71 under Rajpur-Sonarpur Municipality, P.O. Dakshin Jagaddal, P.S. and ADSR Office -Sonarpur, District-24 Parganas South **AND ALL THAT** piece and parcel of Bastu land situate and lying at Mouza-Jagaddal, P.S. & Sub-Registry office Sonarpur, District -24 Parganas (South), within Ward No. 25 of Rajpur-Sonarpur Municipality and forming Part of R.S.Dag No., 3168 appertaining to R.S. Khatian No. 468 corresponding to **L.R. Dag No. 3220** containing by estimation an area of 3 Cottahs 12 Chittacks be the same a little more or less thus aggregating a total land measuring 47Cottahs 13 Chittacks and 33 Sq. ft. be the same a little more or less and butted and bounded i.e. say :

ON THE NORTH : Partly by Dr. B. C. Roy Road and partly by drain ;

ON THE SOUTH : By 2438 M. M. wide passage ;

ON THE EAST : Partly by Dr. B. C. Roy Road and partly by one storied building And

ON THE WEST : By Dag No. 1808.

AND delineated and shown in the map or plan annexed hereto and thereon enclosed within Red Border line.

IN WITNESS WHEREOF the Executants herein set and subscribed their hand and seal on this the ~~18th~~ 18th Day of May, 2023.

Signed, Sealed and Delivered by
in the presence of.

1. *Biswajit Ranjan Chakravarty* *Asok Kumar Bhattacharya*
ASOK KUMAR BHATTACHARYA

2. *Raghunath Kumar Jha*

Witness :-

1. Biswabajra Choudhary
7, 7th Street, Modasa Park,
Salt Lake Pur, Cal- 75.

Sujit Kumar Sen

(SUJIT KUMAR SEN)

Sanat Naskar

(SANAT NASKAR)

2. Raghunath Kumar Jha.

Belur Anand Ray Nagar
Kolkata 711206

Sib Sankar Mondal

(SIB SANKAR MONDAL)

Rita Dhali

(RITA DHALI)

Rinky Dhali

(RINKY DHALI)

Riya Dhali

(RIYA DHALI)

Rama Chakraborty

(RAMA CHAKRABORTY)

Suleis Kumar D.

(STARLITE INFRACON PVT. LTD.)

DRAFTED BY ME :-

Shameek Ray

ADVOCATE

HIGH COURT, CALCUTTA

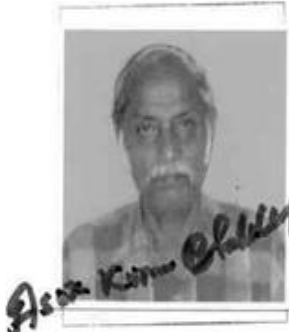
E.No. - D/1182/2014
(SHAMEEK RAY)

Received and accepted

Sandeep Kumar Shah

(SANDEEP KUMAR SHAH)

SPECIMENT FORM FOR TEN FINGERPRINTS



Asok Kumar Bhattacharya

	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
Left Hand					
Right Hand					



Anil

	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
Left Hand					
Right Hand					



Sanat

	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
Left Hand					
Right Hand					



Sib Sanjay

	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
Left Hand					
Right Hand					

SPECIMENT FORM FOR TEN FINGERPRINTS

Ri Sa.



Ri Sa

	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
Left Hand					
	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
Right Hand					

Rinny Dhali



Rinny Dhali

	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
Left Hand					
	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
Right Hand					

Riya Dhali



Riya Dhali

	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
Left Hand					
	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
Right Hand					

Rama Chhabbar



Rama Chhabbar

	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
Left Hand					
	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
Right Hand					

SPECIMENT FORM FOR TEN FINGERPRINTS



Sulain Vemari De.

	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
Left Hand					
	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
Right Hand					



Sandeep Aul

	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
Left Hand					
	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
Right Hand					



	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
Left Hand					
	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
Right Hand					



	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
Left Hand					
	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
Right Hand					

Major Information of the Deed

Deed No :	I-1902-06737/2023	Date of Registration	23/05/2023
Query No / Year	1902-8001264623/2023	Office where deed is registered	
Query Date	17/05/2023 3:47:06 PM	A.R.A. - II KOLKATA, District: Kolkata	
Applicant Name, Address & Other Details	T C RAY AND COMPANY 6, OLD POST OFFICE STREET, 3RD FLOOR, Thana : Hare Street, District : Kolkata, WEST BENGAL, PIN - 700001, Mobile No. : 9836177773, Status :Solicitor firm		
Transaction	Additional Transaction		
[0138] Sale, Development Power of Attorney after Registered Development Agreement			
Set Forth value	Market Value		
	Rs. 3,83,58,166/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 100/- (Article:48(g))	Rs. 73/- (Article:E, M(a), M(b), I)		
Remarks	Development Power of Attorney after Registered Development Agreement of [Deed No/Year]:- 190206312/2023 Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :

District: South 24-Parganas, P.S:- Sonarpur, Municipality: RAJPUR-SONARPUR, Road: Dr. B. C. Roy road, Mouza: Jagaddal, , Holding No:47 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-3142	LR-1315/1	Bastu	Bastu	8 Katha 7 Chatak 23 Sq Ft		67,44,621/-	Width of Approach Road: 20 Ft., , Project Name :
L2	LR-3143	LR-411	Bastu	Bastu	14 Katha 12 Chatak 9 Sq Ft		1,17,56,081/-	Width of Approach Road: 20 Ft., , Project Name :
		TOTAL :			38.3327Dec	0 /-	185,00,702 /-	

District: South 24-Parganas, P.S:- Sonarpur, Municipality: RAJPUR-SONARPUR, Road: Dr. B. C. Roy road, Mouza: Jagaddal, 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
L3	LR-3220	LR-1642/2	Bastu	Bastu	15 Katha		1,19,45,214/-	Width of Approach Road: 20 Ft., , Project Name :
L5	LR-3220	LR-468	Bastu	Bastu	3 Katha 12 Chatak		29,86,304/-	Width of Approach Road: 20 Ft., , Project Name :
		TOTAL :			30.9375Dec	0 /-	149,31,518 /-	

District: South 24-Parganas, P.S:- Sonarpur, Municipality: RAJPUR-SONARPUR, Road: Dr. B. C. Roy road, Mouza: Jagaddal, , Ward No: 025 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
L4	LR-3140	LR-1315/1	Bastu	Bastu	5 Katha 14 Chatak 1 Sq Ft		49,25,946/-	Property is on Road , Project Name :
		Grand Total :			78.9663Dec	0 /-	383,58,166 /-	

Principal Details :

SI No	Name,Address,Photo,Finger print and Signature
1	Mr Asok Kumar Bhattacharya Son of Late Ganesh Chandra Bhattacharya , 47, Dr B C Roy Road, City:- Rajpur-sonarpur, P.O:- Dakshin Jagaddal, P.S:-Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700151 Sex: Male, By Caste: Hindu, Occupation: Retired Person, Citizen of: India, PAN No.:: AUxxxxxx3H,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 18/05/2023 , Admitted by: Self, Date of Admission: 18/05/2023 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 18/05/2023 , Admitted by: Self, Date of Admission: 18/05/2023 ,Place : Pvt. Residence
2	Mr Sujit Kumar Sen Son of Late Kamalapada Sen , 88, Raja Subodh Chandra Mallick Road, City:- Rajpur-sonarpur, P.O:- Naktala, P.S:-Purba Jadabpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700047 Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: India, PAN No.:: ATxxxxxx0F,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 18/05/2023 , Admitted by: Self, Date of Admission: 18/05/2023 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 18/05/2023 , Admitted by: Self, Date of Admission: 18/05/2023 ,Place : Pvt. Residence
3	Mr Sanat Naskar Son of Kamal Naskar , Mahamayatala Mandir Road, Mahamayatala, City:- Rajpur-sonarpur, P.O:- Garia, P.S:- Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700084 Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: India, PAN No.:: ABxxxxxx9P,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 18/05/2023 , Admitted by: Self, Date of Admission: 18/05/2023 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 18/05/2023 , Admitted by: Self, Date of Admission: 18/05/2023 ,Place : Pvt. Residence
4	Mr Sib Sankar Mondal Son of Late Parbati Charan Mondal , N S C Bose Road, Bimala Apartment, By-Lane Kulpi Road, City:- Rajpur-sonarpur, P.O:- Garia, P.S:-Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700084 Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: India, PAN No.:: AExxxxxx8L,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 18/05/2023 , Admitted by: Self, Date of Admission: 18/05/2023 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 18/05/2023 , Admitted by: Self, Date of Admission: 18/05/2023 ,Place : Pvt. Residence
5	Rita Dhali Wife of Late Ranjan Dhali , Binoy Giri Appartmennt, City:- Rajpur-sonarpur, P.O:- Garia, P.S:-Sonarpur, District:- South 24-Parganas, West Bengal, India, PIN:- 700084 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: AGxxxxxx2N,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 18/05/2023 , Admitted by: Self, Date of Admission: 18/05/2023 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 18/05/2023 , Admitted by: Self, Date of Admission: 18/05/2023 ,Place : Pvt. Residence
6	Rinky Dhali Daughter of Late Ranjan Dhali , Binoy Giri Appartment, City:- Rajpur-sonarpur, P.O:- Garia, P.S:-Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700084 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: BMxxxxxx7Q,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 18/05/2023 , Admitted by: Self, Date of Admission: 18/05/2023 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 18/05/2023 , Admitted by: Self, Date of Admission: 18/05/2023 ,Place : Pvt. Residence

7	Riya Dhali Daughter of Late Ranjan Dhali , Binoy Giri Appartment, City:- Rajpur-sonarpur, P.O:- Garia, P.S:-Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700151 Sex: Female, By Caste: Hindu, Occupation: Service, Citizen of: India, PAN No.:: BMxxxxxx1R,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 18/05/2023 , Admitted by: Self, Date of Admission: 18/05/2023 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 18/05/2023 , Admitted by: Self, Date of Admission: 18/05/2023 ,Place : Pvt. Residence
8	Smt Rama Chakraborty Wife of Biswaranjan Chakraborty , Dr B C Roy Road, City:- Rajpur-sonarpur, P.O:- Dakshin Jagaddal, P.S:- Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700151 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: AGxxxxxx4B,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 18/05/2023 , Admitted by: Self, Date of Admission: 18/05/2023 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 18/05/2023 , Admitted by: Self, Date of Admission: 18/05/2023 ,Place : Pvt. Residence
9	STARLITE INFRACON PRIVATE LIMITED City:- Rajpur-sonarpur, P.O:- Sonarpur, P.S:-Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700084 , PAN No.:: AAxxxxxx6D,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	PANCHMUKHI PROMOTERS PRIVATE LIMITED Chinnar Park, New Town, SPENCER BUILDING, Flat No: 6th Floor, C2, City:- Rajarhat-gopalpore, P.O:- Rajarhat, P.S:-Rajarhat, District:-North 24-Parganas, West Bengal, India, PIN:- 700136 , PAN No.:: AAxxxxxx7E,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

Representative Details :

SI No	Name,Address,Photo,Finger print and Signature
1	Mr Sandeep Kumar Shah (Presentant) Son of Santosh Shah Chinnar Park, New Town, SPENCER BUILDING, City:- Rajarhat-gopalpore, P.O:- Rajarhat, P.S:-Rajarhat, District:-North 24-Parganas, West Bengal, India, PIN:- 700136, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: APxxxxxx9J,Aadhaar No Not Provided by UIDAI Status : Representative, Representative of : PANCHMUKHI PROMOTERS PRIVATE LIMITED (as Director)
2	Mr Subir Kumar De Son of Sudhir Chandra De 50L/H/16, Pottery Road, City:- , P.O:- Tangra, P.S:-Entaly, District:-South 24-Parganas, West Bengal, India, PIN:- 700015, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AFxxxxxx2G,Aadhaar No Not Provided by UIDAI Status : Representative, Representative of : STARLITE INFRACON PRIVATE LIMITED (as Director)

Identifier Details :

Name	Photo	Finger Print	Signature
NIKET OJHA Son of BIJAY KUMAR OJHA 6, OLD POST OFFICE STREET, City:- , P.O:- GPO, P.S:-Hare Street, District:- Kolkata, West Bengal, India, PIN:- 700001			

Identifier Of Mr Asok Kumar Bhattacharya, Mr Sujit Kumar Sen, Mr Sanat Naskar, Mr Sib Sankar Mondal, Rita Dhali, Rinky Dhali, Riya Dhali, Smt Rama Chakraborty, Mr Sandeep Kumar Shah, Mr Subir Kumar De

Transfer of property for L1		
Sl.No	From	To. with area (Name-Area)
1	Mr Asok Kumar Bhattacharya	PANCHMUKHI PROMOTERS PRIVATE LIMITED-13.9746 Dec
Transfer of property for L2		
Sl.No	From	To. with area (Name-Area)
1	Mr Asok Kumar Bhattacharya	PANCHMUKHI PROMOTERS PRIVATE LIMITED-24.3581 Dec
Transfer of property for L3		
Sl.No	From	To. with area (Name-Area)
1	Mr Sujit Kumar Sen	PANCHMUKHI PROMOTERS PRIVATE LIMITED-4.12335 Dec
2	Mr Sanat Naskar	PANCHMUKHI PROMOTERS PRIVATE LIMITED-4.12335 Dec
3	Mr Sib Sankar Mondal	PANCHMUKHI PROMOTERS PRIVATE LIMITED-4.12335 Dec
4	Rita Dhali	PANCHMUKHI PROMOTERS PRIVATE LIMITED-4.12335 Dec
5	Rinky Dhali	PANCHMUKHI PROMOTERS PRIVATE LIMITED-4.12335 Dec
6	Riya Dhali	PANCHMUKHI PROMOTERS PRIVATE LIMITED-4.13325 Dec
Transfer of property for L4		
Sl.No	From	To. with area (Name-Area)
1	Smt Rama Chakraborty	PANCHMUKHI PROMOTERS PRIVATE LIMITED-9.69604 Dec
Transfer of property for L5		
Sl.No	From	To. with area (Name-Area)
1	STARLITE INFRACON PRIVATE LIMITED	PANCHMUKHI PROMOTERS PRIVATE LIMITED-6.1875 Dec

Land Details as per Land Record

District: South 24-Parganas, P.S:- Sonarpur, Municipality: RAJPUR-SONARPUR, Road: Dr. B. C. Roy road, Mouza: Jagaddal, , Holding No:47 Pin Code : 700136

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 3142, LR Khatian No:- 1315/1		Owner Name not selected by applicant.
L2	LR Plot No:- 3143, LR Khatian No:- 411	Owner:গনেশ চন্দ্র ভট্টাচার্য, Gurdian:তারকা নাথ, Address:নিজ , Classification:বালু, Area:0.65000000 Acre,	Owner Name not selected by applicant.

District: South 24-Parganas, P.S:- Sonarpur, Municipality: RAJPUR-SONARPUR, Road: Dr. B. C. Roy road, Mouza: Jagaddal, Pin Code : 700136

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L3	LR Plot No:- 3220, LR Khatian No:- 1642/2		Owner Name not selected by applicant.
L5	LR Plot No:- 3220, LR Khatian No:- 468		Owner Name not selected by applicant.

District: South 24-Parganas, P.S:- Sonarpur, Municipality: RAJPUR-SONARPUR, Road: Dr. B. C. Roy road, Mouza: Jagaddal, , Ward No: 025 Pin Code : 700136

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L4	LR Plot No:- 3140, LR Khatian No:- 1315/1		Owner Name not selected by applicant.

Endorsement For Deed Number : I - 190206737 / 2023

On 17-05-2023

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 3,83,58,166/-



Satyajit Biswas
ADDITIONAL REGISTRAR OF ASSURANCE
OFFICE OF THE A.R.A. - II KOLKATA
Kolkata, West Bengal

On 18-05-2023

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

Presented for registration at 17:10 hrs on 18-05-2023, at the Private residence by Mr Sandeep Kumar Shah ,.

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

Execution is admitted on 18/05/2023 by 1. Mr Asok Kumar Bhattacharya, Son of Late Ganesh Chandra Bhattacharya, , 47, Dr B C Roy Road, P.O: Dakshin Jagaddal, Thana: Sonarpur, , City/Town: RAJPUR-SONARPUR, South 24-Parganas, WEST BENGAL, India, PIN - 700151, by caste Hindu, by Profession Retired Person, 2. Mr Sujit Kumar Sen, Son of Late Kamalapada Sen, , 88, Raja Subodh Chandra Mallick Road, P.O: Naktala, Thana: Purba Jadabpur, , City/Town: RAJPUR-SONARPUR, South 24-Parganas, WEST BENGAL, India, PIN - 700047, by caste Hindu, by Profession Others, 3. Mr Sanat Naskar, Son of Kamal Naskar, , Mahamayatala Mandir Road, Mahamayatala, P.O: Garia, Thana: Sonarpur, , City/Town: RAJPUR-SONARPUR, South 24-Parganas, WEST BENGAL, India, PIN - 700084, by caste Hindu, by Profession Others, 4. Mr Sib Sankar Mondal, Son of Late Parbati Charan Mondal, , N S C Bose Road, Bimala Apartment, Road: By-Lane Kulpi Road, , P.O: Garia, Thana: Sonarpur, , City/Town: RAJPUR-SONARPUR, South 24-Parganas, WEST BENGAL, India, PIN - 700084, by caste Hindu, by Profession Others, 5. Rita Dhali, Wife of Late Ranjan Dhali, , Binoy Giri Appartmennt, P.O: Garia, Thana: Sonarpur, , City/Town: RAJPUR-SONARPUR, South 24-Parganas, WEST BENGAL, India, PIN - 700084, by caste Hindu, by Profession House wife, 6. Rinky Dhali, Daughter of Late Ranjan Dhali, , Binoy Giri Appartment, P.O: Garia, Thana: Sonarpur, , City/Town: RAJPUR-SONARPUR, South 24-Parganas, WEST BENGAL, India, PIN - 700084, by caste Hindu, by Profession House wife, 7. Riya Dhali, Daughter of Late Ranjan Dhali, , Binoy Giri Appartment, P.O: Garia, Thana: Sonarpur, , City/Town: RAJPUR-SONARPUR, South 24-Parganas, WEST BENGAL, India, PIN - 700151, by caste Hindu, by Profession Service, 8. Smt Rama Chakraborty, Wife of Biswaranjan Chakraborty, , Dr B C Roy Road, P.O: Dakshin Jagaddal, Thana: Sonarpur, , City/Town: RAJPUR-SONARPUR, South 24-Parganas, WEST BENGAL, India, PIN - 700151, by caste Hindu, by Profession House wife

Indetified by NIKET OJHA, , , Son of BIJAY KUMAR OJHA, 6, OLD POST OFFICE STREET, P.O: GPO, Thana: Hare Street, , Kolkata, WEST BENGAL, India, PIN - 700001, by caste Hindu, by profession Others

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

Execution is admitted on 18-05-2023 by Mr Sandeep Kumar Shah, Director, PANCHMUKHI PROMOTERS PRIVATE LIMITED, Chinnar Park, New Town, SPENCER BUILDING, Flat No: 6th Floor, C2, City:- Rajarhat-gopalpore, P.O:- Rajarhat, P.S:-Rajarhat, District:-North 24-Parganas, West Bengal, India, PIN:- 700136

Indetified by NIKET OJHA, , , Son of BIJAY KUMAR OJHA, 6, OLD POST OFFICE STREET, P.O: GPO, Thana: Hare Street, , Kolkata, WEST BENGAL, India, PIN - 700001, by caste Hindu, by profession Others

Execution is admitted on 18-05-2023 by Mr Subir Kumar De, Director, STARLITE INFRACON PRIVATE LIMITED, City:- Rajpur-sonarpur, P.O:- Sonarpur, P.S:-Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700084

Identified by NIKET OJHA, , , Son of BIJAY KUMAR OJHA, 6, OLD POST OFFICE STREET, P.O: GPO, Thana: Hare Street, , Kolkata, WEST BENGAL, India, PIN - 700001, by caste Hindu, by profession Others



Satyajit Biswas
ADDITIONAL REGISTRAR OF ASSURANCE
OFFICE OF THE A.R.A. - II KOLKATA
Kolkata, West Bengal

On 23-05-2023

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 73.00/- (E = Rs 7.00/- ,I = Rs 55.00/- ,M(a) = Rs 7.00/- ,M(b) = Rs 4.00/-) and Registration Fees paid by Cash Rs 73.00/-

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 50/- and Stamp Duty paid by Stamp Rs 100.00/-
Description of Stamp

1. Stamp: Type: Impressed, Serial no 7210, Amount: Rs.100.00/-, Date of Purchase: 12/04/2023, Vendor name: S MUKHERJEE



Satyajit Biswas
ADDITIONAL REGISTRAR OF ASSURANCE
OFFICE OF THE A.R.A. - II KOLKATA
Kolkata, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1902-2023, Page from 212751 to 212779

being No 190206737 for the year 2023.



**(Satyajit Biswas) 2023/05/26 02:22:18 PM
ADDITIONAL REGISTRAR OF ASSURANCE
OFFICE OF THE A.R.A. - II KOLKATA
West Bengal.**

(This document is digitally signed.)