

ATAS

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4621/2020

भारतीय गैर न्यायिक

पचास
रुपये
रु.50



FIFTY
RUPEES
Rs.50

INDIA NON JUDICIAL

पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

AA 468226

16/12/20
G. 1/1703605

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

Additional District Sub-Registrar,
Garia South 24 Parganas

16 DEC 2020

POWER OF ATTORNEY AFTER REGISTERED DEVELOPMENT AGREEMENT

KNOW ALL MEN BY THESE PRESENTS We (1) **SRI SITANGSHU KUMAR DATTA** (PAN- ACPPD3201R) (ADHAAR NO. 3272 0366 9051), son of- Late Satyendra Mohan Datta, by faith- Hindu, by occupation- Retired, by nationality- Indian, residing at - 12C Baishnabghata Lane, Naktala, Circus Avenue, Kolkata-700047, (2) **SRI HIMADRI SEKHAR DATTA** (PAN- AJEPD6323L), (ADHAAR NO. 2564 4265 9944) son of- Late Himangshu Kumar Datta, by faith- Hindu, by

SL: NO. 5520 Dt. 27/11/2020

NAME: Soma Chakraborty

ADDRESS: Advocate
Bajipur Civil Court

RS: 50/-

KAR PURKAYASTHA
TANMOY KAR PURKAYASTHA
STAMP VENDOR/RT
ALIPORE POLICE COURT
KOLKATA-27



Additional Officer, Sub-Station,
Garia Station, Kolkata

Identified by me —

Beholrate Mazumdar.

17 6 DEC 2020

S/o - Late Santosh Kumar Mazumdar,

159 Garia Station Road

Kol - 84

Service

occupation- Business, by nationality- Indian, residing at - Skyline Residency, Mahamayapur, Garia, Rajpur- Sonarpur Municipality, Kolkata-700084 (3) **SRI SUBRATA KUMAR DATTA**, (PAN- AHAPD1656J) (ADHAAR NO. 6485 1892 7347) (4) **SRI SANJOY DATTA** (PAN- BKZPD8282P) (ADHAAR NO. 9260 7580 3331) (5) **SRI DIPANKAR DATTA** (PAN- CBYPD4050J) (ADHAAR NO. 8510 0779 1877), no. 3 to no. 5 sons of- Late Sudhangshu Kumar Datta, by faith- Hindu, by occupation- Business, by nationality- Indian, residing at - M/26, Prantika, Mahamayapur, Garia, P.S.- Narendrapur, Rajpur- Sonarpur Municipality, Kolkata-700084, hereinafter jointly called and referred to as the **LANDOWNERS/EXECUTANTS** do hereby nominate, constitute and appoint **M/S GANGULY EVERA DEVELOPERS LLP (PAN AATFG9509M)** a Limited Liability Partnership Firm incorporated under the provisions of the Limited Liability Partnership Act, 2008 having its registered office at 4Sight Prestige, 159, Garia Station Road, P.O.- Garia, P.S.- Narendrapur Kolkata-700084, and represented by its Designated Partner **SRI AMIT GANGULY** son of- Late Ranjit Ganguly, by faith- Hindu, by Nationality- Indian, by occupation- Business, residing at- 174, Garia Station Road, P.O.- Garia, P.S.- Narendrapur Kolkata-700084, as our lawful Constituted Attorney to develop our land as described in the schedule below and construct new building/buildings thereon.



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WHEREAS the **LANDOWNERS/EXECUTANTS** herein are now the joint owners and seized and possessed of **ALL THAT** land total measuring an area of about **6 (Six) cottahs** be the same a little more or less which has been more fully and particularly described in the First Schedule hereunder written.

AND WHEREAS the Landowners/Executants herein being desirous of construction of a new multi-storied building on the said Scheduled premises have approached the Developer, and the said Developer has agreed to develop the same and accordingly a Development Agreement has been executed between the Landowners and the said Developer under certain terms and conditions stated in that said Development Agreement which has been duly registered on *16.12.20* before A.D.S.R. Garia, and recorded in Book No. *1*, Being No. *4615*, for the year 2020;

AND WHEREAS in order to develop the said premises as per the said Development Agreement the Landowners herein have decided to execute this Power of Attorney in favour of **M/S GANGULY EVERA DEVELOPERS LLP (PAN AATFG9509M)** a Limited Liability Partnership Firm incorporated under the provisions of the Limited Liability Partnership Act, 2008 having its registered office at 4Sight Prestige, 159, Garia Station Road, P.O.- Garia, P.S.- Narendrapur Kolkata-700084, and represented by its Designated Partner **SRI AMIT GANGULY** son of

Amrit Ganguly



Additional District Sub-Registrar
Guna, District of Parganas

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Late Ranjit Ganguly, by faith- Hindu, by Nationality- Indian, by occupation- Business, residing at- 174, Garia Station Road, P.O.- Garia, P.S.- Narendrapur Kolkata-700084 :

1. To hold and defend possession of the said premises and every part thereof (except Land Owners allocation) and receive and/or deliver possession thereof from and/or to any person or persons occupying the same or desirous of purchasing the same and also to manage, maintain and administer the said premises every part thereof.
2. To demand, recover and receive consideration premium and/or rents, mense profits license fees, damages, electricity charges, service Municipal Taxes and Rates and all other sums or moneys receivable in respect of the said premises or any part thereof (except Land Owners' allocation) any share or shares therein from the occupants /licensees/purchasers of the said premises and to make all just and reasonable allowance in respect thereof and to take all necessary steps whether by action, distress or otherwise to recover any sum of money in arrears in respect of the said premises from all or any one of more of the occupants/licensees purchasers of the said premises or any portion or portions thereof and to raise bills and grant, valid, receipt and discharges therefore



Additional District Sub-Registrar
Garis South 24 Parganas

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without making us liable which shall fully exonerate the persons paying such money.

3. To pay all rents and taxes, charges expenses and other out goings whatsoever payable for or an account of the said premises 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 risks as be deemed necessary and/or desirable by our said Attorney and to pay all premium for such insurance.
4. To sign and give any notice to any occupier of the said premises or trespassers or any portion thereof to quit or to repair or to abate any nuisance or to make remedy and breach of covenant and/or for any other purpose whatsoever.
5. To enter upon the said premises and every part thereof as be desired to view the state or repairs thereof and to require any occupier/licensees/purchaser as a result of such view to remedy any want of repairable any nuisance.
6. To enforce any covenant in any Agreement, Sale Deed, Declaration and/or License or Tenancy Agreement or any other document relating to the said premises or any part





1

Additional Registrar Sub-Registrar
Gandhinagar, New Delhi

16 DEC 2020

thereof (except Land Owners' allocation) and if any right to re-enter arises in any manner under each covenants or under Notice to quit them to exercise such rights, amongst others.

7. To warn off and prohibit and if necessary proceed against in due form of law against all trespasses on the said premises or any part thereof for taking possession and to take appropriate steps whether by action or distress or otherwise and to abate all nuisance and for such to enter into all contracts or arrangement with the trespassers.
8. To appoint and terminate the appointment of Architect and to get prepared plans for demolition, construction and/or reconstruction of and/or additions and/or alteration to any new or existing Building or Buildings or Structures on the said premises or any portion or portions thereof. 
9. To make sign and verify all applications or objections to appropriate authorities for all and any License permission or consent etc. required by law in connection with management of the property or properties mentioned in Schedule below.
10. To effect mutation or separation of holding in the Revenue in Settlement Offices or Competent Authorities and sign all 



Additional District Sub-Registrar
Garia South 24 Paraganas

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applications or objections or hearing and swear Affidavits relating to mutation or any other purpose in our names and on our behalf.

11. To appear for and represent before the Board of Revenue, Collector any District Sub-Divisional Officer, any Magistrate Judge, Munsiff, BL&LRO Office, Settlement Offices, Rajpur Sonarpur Municipality, Improvement Trust, C.M.D.A. Fire Brigade, Commissions of any Division on all matter and things relating to estate or its affairs.
12. To appear before and execute all formalities to submit plan, before the Rajpur Sonarpur Municipality.
13. To pay fees, obtain sanction for principal plan and/or allocation and modification of plan and to take delivery of the same and such other orders and permissions from the necessary authorities including the Rajpur Sonarpur Municipality be expedient for sanctioning and/or modification and/or alterations of plans and also to submit and take deliver of title deeds concerning the said premises documents as be required by the necessary authorities.
14. To build upon and exploit commercially the said premises by making construction of building or buildings, thereon and



Additional District Registrar,
Coimbatore

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for that to arrange and take down demolish structure of whatsoever nature existing thereon or as may be constructed in future.

15. 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 his own discretion as if we do the same personally.
16. To apply for and obtain such certificate, permissions and clearance including certificate and/or permissions from Govt. of West Bengal Housing Department under the Income Tax Act or other law relating to Revenue and/or Land and/or Building both Urban and Rural as may be required for execution and/or Registration of any Sale Deed, lease deed, mortgage deed or other documents (except Land Owners' allocation) of transfer of his allocation as mentioned in the Development Agreement concerning the said premises and also to appear before and sign and submit all papers and documents and make representations to the necessary authorities for getting such certificate and/or permissions.
17. To negotiate on terms for and to agree and to sell the said space/spaces with flats and/or proportionate land to be lying or situate with common space and car parking



Additional District Suburjo,
Kota Soum 24 Panyaku

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space/spaces /share etc. in the premises except our allocation as mentioned in the Indenture of even dated to any Purchaser or Purchasers either for space, proportionate share of land and/or space with super structures and/or flat or flats as such price which the said Attorney in his absolute discretion think proper.

18. To collect the maintenance charges, service charges or whatsoever charges from the intending Purchaser or Purchasers as he thinks fit.
19. To agree upon and to enter into any Agreement or Agreements and/or for to any party or portions or Firm and Company sale or sales of space or spaces with super structures or flats proportionate share of land and/or cancel and repudiate the same with the intending Purchaser or Purchasers except our allocation as mentioned in Indenture including Development Agreement.
20. To receive from the Intending Purchaser or Purchasers any booking money and/or earnest money or advance or advances and also the balance of the purchase money in respect of Developers Allocation and to give good valid receipt and discharges for the same without making us liable which will protect the Purchaser or Purchasers.



Additional District Sub-Registrar
Carik South 24 Pangasinan

15 DEC 2020

21. Upon such receipt as aforesaid in our name and as our act and deed to sign and to execute and to deliver any Conveyance or Conveyances for the selling of proportionate share of land and/or flat/flats and/or space with super structures and/or flat/flats/space proposed to be constructed in respect of Developers Allocation and maintenance and easement rights of the common areas of the proposed selling of space/flat/ proportionate share of land in favour of the Purchaser or Purchasers or their nominee or nominees our said Attorney also join as vendor in the Conveyance or Conveyances of the proposed sale if the said Attorneys receipt and acknowledge the advance and/or booking money and/or earnest money and/or full consideration money from the intending Purchaser or Purchasers in our names be treated as receipt and respectively from the Intending Purchaser or Purchasers. Save and except our allocation as mentioned in Indenture made between the parties. The Developer could not deliver possession of its allocation without giving delivery of Owners allocation first in terms of obligation on the part of the Developer as set-forth in the Agreement as entered between the Owners and the Developer including Development Agreement.



Additional District Sub-Registrar
Cante South 24 Parganas

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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 for fully and effectually conveying the said proportionate share of land flat/flats, flat/space in respect of Developers Allocation together with the easement right of the common passage as ourselves to personally present.

23. To prepare sign, execute, submit, enter into modify cancel, alter, draw approve present for registration and admit registration of all papers, documents, deeds, mortgage deeds, contractors agreement, tenancy Agreement, Surrender Deed, Cancellation Deed, Nomination Deed, Rectification Deed, Declaration, Affidavit applications consent and other documents as may in any way be required to be so done for or in connection with all or any of the powers herein contained including sale except Owners allocation, assignment, tenancies and/or leave and license, permissions of the said premises 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 and also in connection with observing fulfilling and performing all the terms, conditions and covenants on



Additional District Sub-Registrar
Gana South 24 Parganas

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our part to be observed fulfilled and performed under the said Development Agreement.

24. To commence, prosecute enforce, defend answer or oppose all actions and other legal proceedings and demand touching any of the matters aforesaid or any other matter relating to the said Premises in which I am now or may hereafter be interested or connected and also if though fit, give evidence and compromise refer to Arbitration abandon, submit to judgement or before non-suited in any such action or proceedings as aforesaid before any Court Civil or Criminal or Revenue including the Rent Controller, District Court and Small Causes Court.
25. To appear and represent before any court including Hon'ble High Court and also Tribunals for and on our behalf and to appoint and engage Advocate for instituting or defending any suit or proceedings in court of Law and to sign all plaints, applications, petitions, written statements, etc., and to affirm any affidavit on our behalf and in doing it, may appoint Lawyer and to pay fees and charges and sign the Vakalatnama on our behalf for the purpose of the same in respect of the said property described in the Schedule hereunder.



Additional District Sub-Registrar
Gaya South 24 Parganas

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26. To receive any payment and/or deposit all monies including the Court Fee, Stamp Duty, Rectification Fees, receive refunds and in receive and grant, valid, receipts and discharge in respect thereof.
27. For the better and more effectually executing the powers or authorities aforesaid to retain and employ Solicitors, Architects Mukhters and/or debt collecting or other agents.
28. To institute conduct and defend all proceedings for acquisition and/or requisition in respect of the said Premises or any part thereof and to receive compensation payable in respect thereof in respect of Developer's Allocation and also to grant, valid, receipts and discharges thereof.
29. To appear and represent as before all authorities make commitments and give undertakings as be required for all or any of the purpose herein contained.
30. To appear before the Rajpur Sonarpur Municipality and/or other Authorities regarding the Tax Assessment or in any other way relating to the said Premises or any portion thereof or any undivided share or shares therein.



Kepala Dinas Sub-Regional, Dinas Kesehatan
Kota Suahlela Kabupaten Pangkep

16 DEC 2020

31. To observe fulfil and perform all the terms, conditions and obligations on our part to be observed fulfilled and performed under the said Developer's Agreement and to exercise all our rights therein.
32. To appoint and/or terminate the appointment from time to time and to make other or others of any substitute or substitutes for exercising all or any of the authorities herein above contained.
33. This Power of Attorney is related and collateral covenants documents of Registered Development Agreement which has been duly registered at A.D.S.R. Garia in respect of Schedule Property between the Landowners and the Developer herein.
34. This Power of Attorney shall remain restricted only for the Development of the said property mentioned in Schedule hereunder and construction of the proposed building and Agreements for Sale and Sale Deeds in respect of only Developer's share of Allocation at the said premises as per the said Development Agreement.

AND GENERALLY to do all acts, deeds and things concerning the said Premises or in any part thereof and for better exercise of the authorities



Additional District Sub-Registrar
Garia South 24 Parganas

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herein contained which WE could have lawfully done under our own hands and seals, if personally present.

SCHEDULE ABOVE REFERRED TO

ALL THAT piece and parcel of the Bastu land measuring an area of about **6 (Six) cottahs** be the same a little more or less along with structures standing thereon measuring about 500 sq. ft. in Garia Garden Road under R.S. Khatian No. 650, R.S. Dag No. 629, Mouza- Barhans Fartabad, J.L. No. 47, R.S. No.- 7, Touji No. 109, Police Station- Sonarpur, Sub Registry Office- Garia under Ward No. 28 of Rajpur Sonarpur Municipality in the District - 24 Parganas (South), and the entire land is butted and bounded as follows :-

ON THE NORTH : By R.S. Dag 1428 & 6' wide Common Passage;

ON THE SOUTH : By R.S. Dag 604;

ON THE EAST : By R.S. Dag 630;

ON THE WEST : By R.S. Dag 1874;



Madhya Pradesh Sub-Register
Gwalior South 24 Parganas

18 DEC 2020

IN WITNESS WHEREOF the Parties hereto have signed and executed these presents on the | 24 day of **DECEMBER, 2020** (Two Thousand and Twenty).

SIGNED, SEALED & DELIVERED

by the parties at Calcutta in

presence of:-

1. *Manoj Kumar*
Maharajprasad Road,
Gariahat, Kolkata.

2. *Kepalendu Mazumdar*
157 Garia St. Rd.
KOL-84

1) *Sitangshu Kumar Datta*

2) *Himadri Sekhar Datta*

3) *Sabita Datta*

4) *Sanjoy Datta*

5) *Dipankar Datta*

SIGNATURE OF THE EXECUTANTS

GANGULY EVERA DEVELOPERS LLP

[Signature]
Designated Partner

SIGNATURE OF THE ACCEPTOR

Drafted by:-

Soma Chakraborty

SOMA CHAKRABORTY

Advocate.

Baruipur Civil Court

WB - 2618/99



Additional District Sub-Registrar
Garia South 24 Parganas

15 DEC 2020

SPECIMEN FORM FOR TEN FINGER PRINTS



S. Tanay Kumar Datta

	LITTLE FINGER	RING FINGER	MIDDLE FINGER	FORE FINGER	THUMB
LEFT HAND					
	THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
RIGHT HAND					



Himadri Sarkar Ghilla

	LITTLE FINGER	RING FINGER	MIDDLE FINGER	FORE FINGER	THUMB
LEFT HAND					
	THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
RIGHT HAND					



Sanjukta Datta

	LITTLE FINGER	RING FINGER	MIDDLE FINGER	FORE FINGER	THUMB
LEFT HAND					
	THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
RIGHT HAND					



Sonjay Datta

	LITTLE FINGER	RING FINGER	MIDDLE FINGER	FORE FINGER	THUMB
LEFT HAND					
	THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
RIGHT HAND					



Asesor de Política y Cumplimiento,
Carla Smith de Fargnoli

16 DEC 2020

SPECIMEN FORM FOR TEN FINGER PRINTS



Dipamgan Dulga.

	LITTLE FINGER	RING FINGER	MIDDLE FINGER	FORE FINGER	THUMB
LEFT HAND					
	THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
RIGHT HAND					

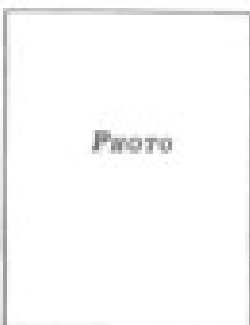


	LITTLE FINGER	RING FINGER	MIDDLE FINGER	FORE FINGER	THUMB
LEFT HAND					
	THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
RIGHT HAND					



Sudhakar

	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					



Additional District Sub-Registrar
Garia South 24 Parganas

16 DEC 2020



भारत सरकार
Government of India

ভারত সরকার

Unique Identification Authority of India
Government of India

Government of India

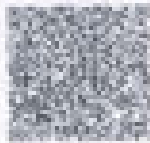
অধিদপ্তর আই আই / Enrollment No.: 14935011500711

To
Sanyam Kumar Datta
Sanyam Kumar Datta
S/O Sanyam Mohan Datta
13C BAGHSAR GHATA LANE,
Nakata
Nakata
Cross Avenue Kolkata
West Bengal 700047
9788108822

327203669051



AADHAR 1601130711



আপনার আধার নম্বর / Your Aadhaar No. :

3272 0366 9051

আমার আধার, আমার পরিচয়



ভারত সরকার
Government of India



Sanyam Kumar Datta
Sanyam Kumar Datta
অধিদপ্তর / DOB: 01/06/1946
বুথ / 1601130711

3272 0366 9051

আমার আধার, আমার পরিচয়



তথ্য

- আধার পরিচয়ের প্রমাণ, নাগরিকত্বের প্রমাণ নয়।
- পরিচয়ের প্রমাণ প্রমাণের প্রমাণিত হওয়া পর্যন্ত কার্যকর।

INFORMATION

- Aadhaar is proof of identity, not of citizenship
- To establish identity, authenticate online.

- আধার পরে খেলা যাবে।
- আধার প্রতিষ্ঠার পরকারী ও সেসকলই পরিচয় প্রতিষ্ঠার মাধ্যমে হবে।
- Aadhaar is valid throughout the country.
- Aadhaar will be helpful in availing Government and Non-Government services in future.



ভারত সরকার
Unique Identification Authority of India

ঠিকানা:
সি/ও: সান্যাম কুমার দত্ত,
এ/ও: সান্যাম মোহন দত্ত,
নাকতা, বেলাসার, নাকতা,
কলকাতা - ৭০০০৪৭

Address:
S/O Sanyam Mohan Datta,
13C BAGHSAR GHATA LANE,
Nakata, Kolkata, Nadia, West
Bengal, 700047

3272 0366 9051



Sitangra 1st Datta



आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

HIMADY SEKHAR DUTTA

HIMANSHU DUTTA

0001/1001

AJEPD6323L

H.S.



Himady Sekhar Dutta




सर्वोच्च न्यायालय
Government of India



व्यक्तिगत विवरण
Himanshu Sathkar Dutta

व्यक्तिगत पहचान संख्या
Gen. Male

2564 4265 9944



संविधान - साधारण मानुषेय अधिकार

Unique Identification Authority of India

<p> आधार संख्या 2564 4265 9944 </p>	<p> Address: SO Himanshu Kumar Dutta, SKY LINE RESIDENCY, SHARADAPUR, GARA, Rajpur Sonarpur (W), South 24 Parganas, Garia, West Bengal, 700094 </p>
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2564 4265 9944





Himanshu Sathkar Dutta





ভারত সরকার

Government of India

এনআর আই নং / Enrollment No : 2010/17536/09265

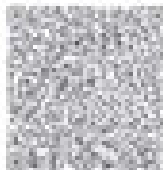
সংগ্রহ

To
Subrata Dutta
900 00
S/O: Suchangshu Dutta
MGS PRANTHA
MAHARAJAPUR, GARIYA
Garia
Garia, South 24 Parganas
West Bengal - 700084



KL64136402FT

68130942



আপনার আদhaar সংখ্যা / Your Aadhaar No. :

6485 1892 7347

আদhaar - সাধারণ মানুষের অধিকার



ভারত সরকার

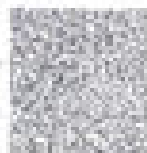
Government of India

নাম
Subrata Dutta



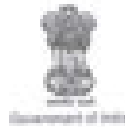
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6485 1892 7347



আদhaar - সাধারণ মানুষের অধিকার

Subrata Dutta



ভাষা

- আদhaar পরিচয়ের প্রমাণ, নাগরিকত্বের প্রমাণ নয়।
- পরিচয়ের প্রমাণ অবলাইন প্রমাণীকরণ দ্বারা পাঠ করা হবে।

INFORMATION

- Aadhaar is proof of identity, not of citizenship.
- To establish identity, authenticate online.

- আদhaar সারা দেশে বাধ্য।
- আদhaar সর্বব্যাপ্ত সরকারী ও বেসরকারী পরিষেবা গ্রহণের সময়েক হবে।

- Aadhaar is valid throughout the country.
- Aadhaar will be helpful in availing Government and Non-Government services in future.



ভারত সরকার
Authentication Authority of India

ঠিকানা : জ. সূচংগশু
এস প্রান্তা, মহারাজপুর, গারিয়া
গারিয়া, গারিয়া, গারিয়া
গারিয়া, গারিয়া

Address: S/O: Suchangshu
Dutta: MGS PRANTHA,
MAHARAJAPUR, GARIYA
Garia, South 24 Parganas,
Garia, West Bengal, 700084

6485 1892 7347





आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

SUBRATA DUTTA

SUCHANGSHU DUTTA

16/06/1982

Permanent Account Number

AHAPD1353J



Subrata Dutta
Signature

Subrata Dutta



आयकर विभाग
INCOME TAX DEPARTMENT
SANJAY DUTTA



भारत सरकार
GOVT. OF INDIA

SUDHANGSHU DUTTA
01/01/1968



BKZPD6282P



Sanjay Dutta

Sanjay Dutta



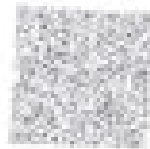


भारत सरकार
Government of India



नाम (Name)
Sanjay Datta

9260 7580 3331



कार्ड - माधवराज मानुवर अधिकारी

Sanjay Datta



भारतीय विश्वव्यापी पहचान प्राधिकरण
Unique Identification Authority of India

पता (Address)
एन १११, एम ११, एन ११
एन ११, एन ११, एन ११
एन ११

Address: B/O Subangshu
Datta, MCX PRANTHA,
BACHCHANPUR, JALPA
Guri, South 24 Parganas,
Guri, West Bengal, 743004

9260 7580 3331



1800 111 111

help@uaid.gov.in

www.uaid.gov.in





ভারত সরকার

Government of India

স্মারক নং / Document No. : 201017907154664

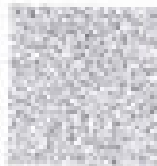
স্মারক নং

To
Dipankar Datta
Bhawan
A/7, Sushangra Karmar Gatta
A/26 PRANTHA
MAMMADAPUR
GATE
Rajpur Sonarpur (M)
Dist. South 24 Parganas
West Bengal - 700064



8128120071607

8910001



স্মারক নং / Your No. :

8510 0779 1877

- সাধারণ মানুষের অধিকার



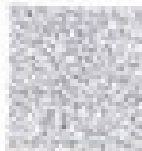
ভারত সরকার

Government of India

স্মারক নং
Dipankar Datta



স্মারক নং
8510 0779 1877



- সাধারণ মানুষের অধিকার

Dipankar Datta



স্মারক

- স্মারক পরিচয়ের প্রমাণ, নাগরিকত্বের প্রমাণ নয়।
- পরিচয়ের প্রমাণ অনলাইন প্রমাণীকরণ দ্বারা লাভ করবে।

পরিচয়পত্র

- Aadhaar is proof of identity, not of citizenship.
- To establish identity, authenticate online.

- স্মারক সারা দেশে বাতিল।
- স্মারক ভবিষ্যতে সরকারী ও বেসরকারী পরিষেবা গ্রহণের সহায়ক হবে।
- Aadhaar is valid throughout the country.
- Aadhaar will be helpful in availing Government and Non-Government services in future.

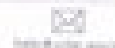


Unique Identification Authority of India

স্মারক : ১ স্মারক প্রমাণিত
এই পরিচয়, পরিচয়পত্র, পরিচয়
স্মারক প্রমাণিত করে, পরিচয়
পত্রের অধিকার, পরিচয় পত্র

Address: B/O Sushangra
Karmar Gatta, B/26
PRANTHA,
MAMMADAPUR, GATE,
Rajpur Sonarpur (M), South
24 Parganas, Dist. West
Bengal, 700064

8510 0779 1877



www.aadhaar.gov.in

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www.aadhaar.gov.in



आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

DIPANKAR DUTTA

SUDHANGSHU KUMAR DUTTA

06/12/1965

Permanent Account Number

CBYPD4056J

Dipankar Dutta

Signature



Dipankar Dutta



आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

पंजीकृत करदाता का
Permanent Account Number Card

AATFG1003M

श्री / श्रीमती
GANGULY EVERA DEVELOPERS LLP

पंजीकृत तिथि
Date of Incorporation/Registration
12/04/2014



GANGULY EVERA DEVELOPERS LLP



Designated Partner





Amit Ganguly



Sitangsu Kumar Dutta





Major Information of the Deed

Deed No :	I-1629-04621/2020	Date of Registration	16/12/2020
Query No / Year	1629-8001703605/2020	Office where deed is registered	
Query Date	16/12/2020 1:59:49 PM	1629-8001703605/2020	
Applicant Name, Address & Other Details	Soma Chakraborty Baruipur Civil Court,Thana : Baruipur, District : South 24-Parganas, WEST BENGAL, PIN - 700144, Mobile No. : 8335047751, Status :Advocate		
Transaction	Additional Transaction		
[0138] Sale, Development Power of Attorney after Registered Development Agreement			
Set Forth value	Market Value		
Rs. 1,50,000/-	Rs. 95,55,003/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 50/- (Article:48(g))	Rs. 7/- (Article:E)		
Remarks	Development Power of Attorney after Registered Development Agreement of [Deed No/Year):- 162904615/2020 Received Rs. 50/- (FIFTY only) from the applicant for issuing the assesment slip.(Urban area)		

Land Details :

District: South 24-Parganas, P.S:- Sonarpur, Municipality: RAJPUR-SONARPUR, Road: Garia Garden Road, Mouza: Barhans Fartabad, , Ward No: 28 Pin Code : 700084





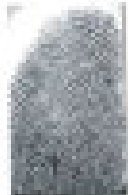


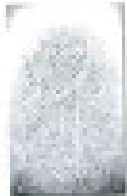

Sch No	Plot Number	Khatian Number	Land Use Proposed	Land Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	RS-629	RS-650	Bastu	Bastu	6 Katha	1,00,000/-	91,80,003/-	Width of Approach Road: 6 Ft, Adjacent to Metal Road, , Project Name :
Grand Total :					9.90Dec	1,00,000 /-	91,80,003 /-	

Structure Details :







Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	500 Sq Ft.	50,000/-	3,75,000/-	Structure Type: Structure
Gr. Floor, Area of floor : 500 Sq Ft, Residential Use, Cemented Floor, Age of Structure: 5 Years, Roof Type: Pucca, Extent of Completion: Complete					
Total :		500 sq ft	50,000 /-	3,75,000 /-	



Principal Details :

Sl No	Name,Address,Photo,Finger print and Signature			
	Name	Photo	Finger Print	Signature
1	Mr Sitangshu Kumar Datta Son of Late Satyendra Mohan Datta Executed by: Self, Date of Execution: 16/12/2020 , Admitted by: Self, Date of Admission: 16/12/2020 ,Place : Office	 16/12/2020	 LR 16/12/2020	 16/12/2020
12C, Baishnabghata Lane, Circus Avenue, P.O:- Naktala, P.S:- Jadavpur, District:-South 24-Parganas, West Bengal, India, PIN - 700047 Sex: Male, By Caste: Hindu, Occupation: Retired Person, Citizen of: India, PAN No.:: ACxxxxxx1R,Aadhaar No Not Provided, Status :Individual, Executed by: Self, Date of Execution: 16/12/2020 , Admitted by: Self, Date of Admission: 16/12/2020 ,Place : Office				
2	Mr Himadri Sekhar Datta Son of Late Himangshu Kumar Datta Executed by: Self, Date of Execution: 16/12/2020 , Admitted by: Self, Date of Admission: 16/12/2020 ,Place : Office	 16/12/2020	 LR 16/12/2020	 16/12/2020
Skyline Residency, Mahamayapur Garia, P.O:- Garia, P.S:- Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN - 700084 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: AJxxxxxxx3L,Aadhaar No Not Provided, Status :Individual, Executed by: Self, Date of Execution: 16/12/2020 , Admitted by: Self, Date of Admission: 16/12/2020 ,Place : Office				
3	Mr Subrata Kumar Datta Son of Late Sudhangshu Kumar Datta Executed by: Self, Date of Execution: 16/12/2020 , Admitted by: Self, Date of Admission: 16/12/2020 ,Place : Office	 16/12/2020	 LR 16/12/2020	 16/12/2020
M/26, Prantika Mahamayapur Now PS Narendrapur, P.O:- Garia, P.S:- Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN - 700084 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: AHxxxxxxx6J,Aadhaar No Not Provided, Status :Individual, Executed by: Self, Date of Execution: 16/12/2020 , Admitted by: Self, Date of Admission: 16/12/2020 ,Place : Office				












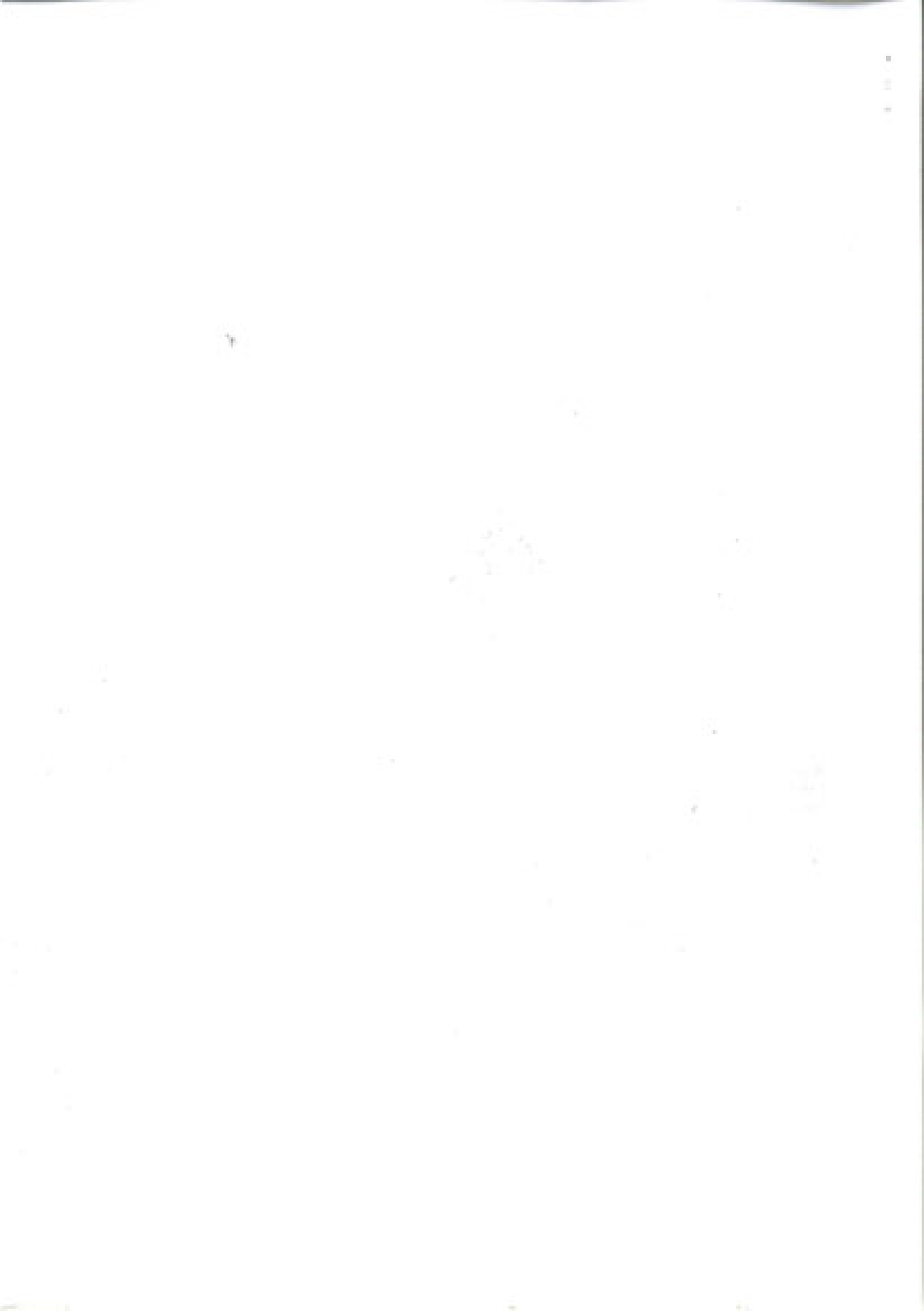
4		Name	Photo	Finger Print	Signature
		Mr Sanjoy Datta Son of Late Sudhangshu Kumar Datta Executed by: Self, Date of Execution: 16/12/2020 , Admitted by: Self, Date of Admission: 16/12/2020 ,Place : Office			
		16/12/2020	16/12/2020	16/12/2020	16/12/2020
M/26, Prantika Mahamayapur Now PS Narendrapur, P.O:- Garia, P.S:- Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN - 700084 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: BKxxxxxx2P,Aadhaar No Not Provided, Status :Individual, Executed by: Self, Date of Execution: 16/12/2020 , Admitted by: Self, Date of Admission: 16/12/2020 ,Place : Office					
5		Name	Photo	Finger Print	Signature
		Mr Dipankar Datta Son of Late Sudhangshu Kumar Datta Executed by: Self, Date of Execution: 16/12/2020 , Admitted by: Self, Date of Admission: 16/12/2020 ,Place : Office			
		16/12/2020	16/12/2020	16/12/2020	16/12/2020
M/26, Prantika, Mahamayapur Now PS Narendrapur, P.O:- Garia, P.S:- Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN - 700084 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: CBxxxxxx0J,Aadhaar No Not Provided, Status :Individual, Executed by: Self, Date of Execution: 16/12/2020 , Admitted by: Self, Date of Admission: 16/12/2020 ,Place : Office					

Attorney Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	Ganguly Evara Developers LLP 159, Garia Station Road Now PS Narendrapur, P.O:- Garia, P.S:- Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN - 700084 , PAN No.:: AAxxxxxx9M,Aadhaar No Not Provided, Status :Organization, Executed by: Representative


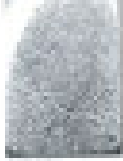

Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature												
1	<table border="1"> <thead> <tr> <th>Name</th> <th>Photo</th> <th>Finger Print</th> <th>Signature</th> </tr> </thead> <tbody> <tr> <td> Mr Amit Ganguly (Presentant) Son of Late Ranjit Ganguly Date of Execution - 16/12/2020, , Admitted by: Self, Date of Admission: 16/12/2020, Place of Admission of Execution: Office </td> <td></td> <td></td> <td></td> </tr> <tr> <td>Dec 16 2020 3:06PM</td> <td>16/12/2020</td> <td>16/12/2020</td> <td>16/12/2020</td> </tr> </tbody> </table>	Name	Photo	Finger Print	Signature	Mr Amit Ganguly (Presentant) Son of Late Ranjit Ganguly Date of Execution - 16/12/2020, , Admitted by: Self, Date of Admission: 16/12/2020, Place of Admission of Execution: Office				Dec 16 2020 3:06PM	16/12/2020	16/12/2020	16/12/2020
Name	Photo	Finger Print	Signature										
Mr Amit Ganguly (Presentant) Son of Late Ranjit Ganguly Date of Execution - 16/12/2020, , Admitted by: Self, Date of Admission: 16/12/2020, Place of Admission of Execution: Office													
Dec 16 2020 3:06PM	16/12/2020	16/12/2020	16/12/2020										



174, Garia Station Road, P.O:- Garia, P.S:- Sonarpur, District-South 24-Parganas, West Bengal, India, PIN - 700084, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:
 Axxxxxx6R,Aadhaar No Not Provided Status : Representative, Representative of : Ganguly Evera Developers LLP (as partner)

Identifier Details :

Name	Photo	Finger Print	Signature
Mr Debobrata Mazumder Son of Late Santosh Mazumder 159, Garia Station Road, P.O:- Garia, P.S:- Sonarpur, Kolkata, District-South 24 -Parganas, West Bengal, India, PIN - 700084			
	16/12/2020	16/12/2020	16/12/2020

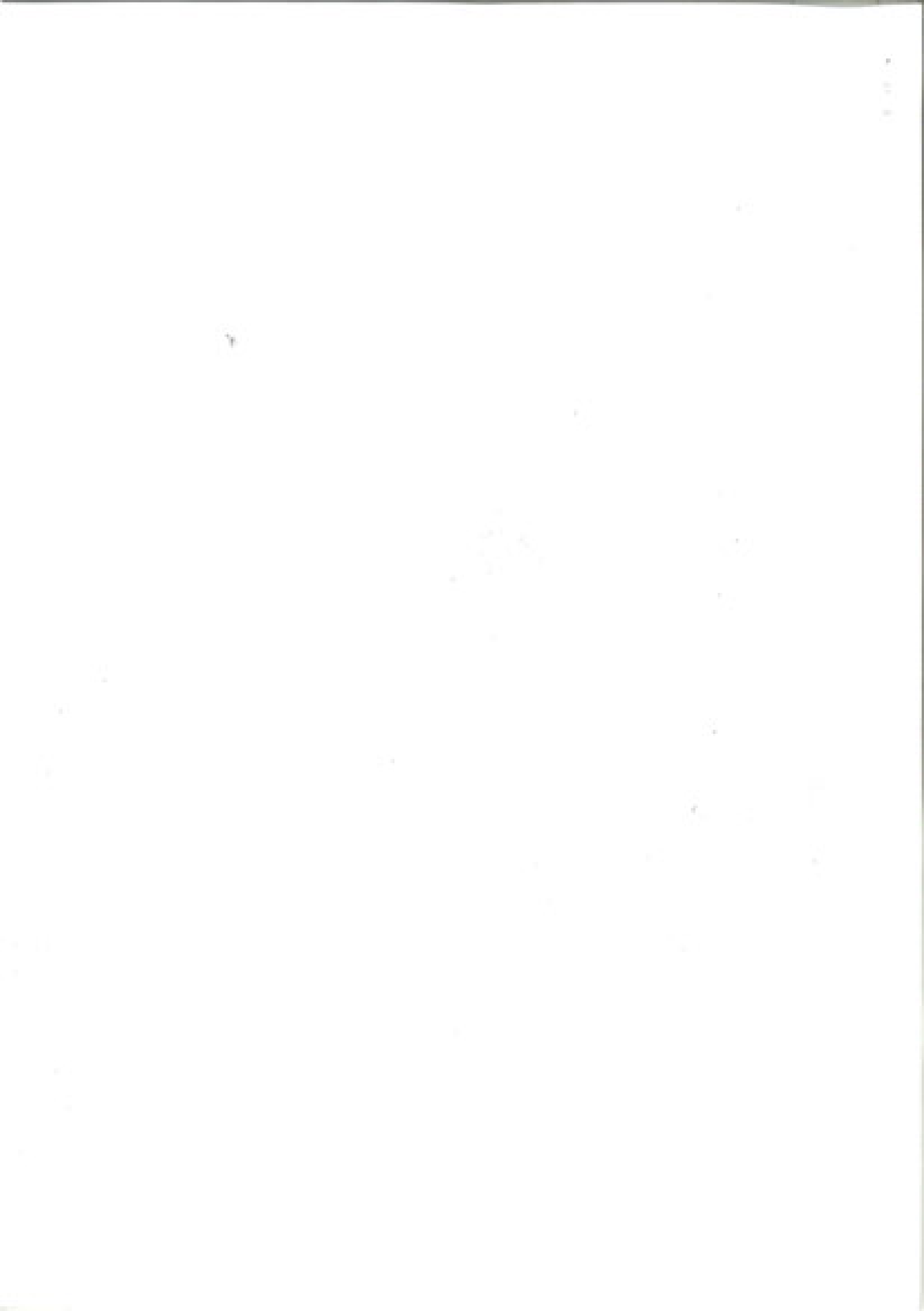
Identifier Of Mr Sitangshu Kumar Datta, Mr Himadri Sekhar Datta, Mr Subrata Kumar Datta, Mr Sanjoy Datta, Mr Dipankar Datta, Mr Amit Ganguly

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Mr Sitangshu Kumar Datta	Ganguly Evera Developers LLP-1.98 Dec
2	Mr Himadri Sekhar Datta	Ganguly Evera Developers LLP-1.98 Dec
3	Mr Subrata Kumar Datta	Ganguly Evera Developers LLP-1.98 Dec
4	Mr Sanjoy Datta	Ganguly Evera Developers LLP-1.98 Dec
5	Mr Dipankar Datta	Ganguly Evera Developers LLP-1.98 Dec

Transfer of property for S1

Sl.No	From	To. with area (Name-Area)
1	Mr Sitangshu Kumar Datta	Ganguly Evera Developers LLP-100.00000000 Sq Ft
2	Mr Himadri Sekhar Datta	Ganguly Evera Developers LLP-100.00000000 Sq Ft
3	Mr Subrata Kumar Datta	Ganguly Evera Developers LLP-100.00000000 Sq Ft
4	Mr Sanjoy Datta	Ganguly Evera Developers LLP-100.00000000 Sq Ft
5	Mr Dipankar Datta	Ganguly Evera Developers LLP-100.00000000 Sq Ft



On 16-12-2020

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 14:12 hrs on 16-12-2020, at the Office of the A.D.S.R. GARIA by Mr Amit Ganguly .

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 95,55,000/-

Admission of Execution (Under Section 53, W.B. Registration Rules, 1962)

Execution is admitted on 16/12/2020 by 1. Mr Sitangshu Kumar Datta, Son of Late Sabyendra Mohan Datta, 12C, Baishnabghata Lane, Circus Avenue, P.O: Naktala, Thana: Jadavpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700047, by caste Hindu, by Profession Retired Person, 2. Mr Himadri Sekhar Datta, Son of Late Himangshu Kumar Datta, Skyline Residency, Mahamayapur Garia, P.O: Garia, Thana: Sonarpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700084, by caste Hindu, by Profession Business, 3. Mr Subrata Kumar Datta, Son of Late Sudhangshu Kumar Datta, M/26, Prantika Mahamayapur Now PS Narendrapur, P.O: Garia, Thana: Sonarpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700084, by caste Hindu, by Profession Business, 4. Mr Sanjoy Datta, Son of Late Sudhangshu Kumar Datta, M/26, Prantika Mahamayapur Now PS Narendrapur, P.O: Garia, Thana: Sonarpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700084, by caste Hindu, by Profession Business, 5. Mr Dipankar Datta, Son of Late Sudhangshu Kumar Datta, M/26, Prantika, Mahamayapur Now PS Narendrapur, P.O: Garia, Thana: Sonarpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700084, by caste Hindu, by Profession Business
Indetified by Mr Debobrata Mazumder, . . Son of Late Santosh Mazumder, 159, Garia Station Road, P.O: Garia, Thana: Sonarpur, , City/Town: KOLKATA, South 24-Parganas, WEST BENGAL, India, PIN - 700084, by caste Hindu, by profession Service

Admission of Execution (Under Section 53, W.B. Registration Rules, 1962) [Representative]

Execution is admitted on 16-12-2020 by Mr Amit Ganguly, partner, Ganguly Evers Developers LLP, 159, Garia Station Road Now PS Narendrapur, P.O:- Garia, P.S:- Sonarpur, District-South 24-Parganas, West Bengal, India, PIN - 700084

Indetified by Mr Debobrata Mazumder, . . Son of Late Santosh Mazumder, 159, Garia Station Road, P.O: Garia, Thana: Sonarpur, , City/Town: KOLKATA, South 24-Parganas, WEST BENGAL, India, PIN - 700084, by caste Hindu, by profession Service

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 7/- (E = Rs 7/-) and Registration Fees paid by Cash Rs 7/-

Payment of Stamp Duty

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

1. Stamp: Type: Impressed, Serial no 5520, Amount: Rs.50/-, Date of Purchase: 27/11/2020, Vendor name: Tanmoy Kar Purkayastha

Debashish Dhar
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. GARIA
South 24-Parganas, West Bengal



Certificate of Registration under section 60 and Rule 69.
Registered in Book - I
Volume number 1629-2020, Page from 166644 to 166681
being No 162904621 for the year 2020.



Debasish Dhar

Digitally signed by DEBASISH DHAR
Date: 2020.12.29 13:46:36 +05:30
Reason: Digital Signing of Deed.

(Debasish Dhar) 2020/12/29 01:46:36 PM
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. GARIA
West Bengal.

(This document is digitally signed.)