

P 010308/17

T 10313/17



पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

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

R. Ghatak
District Sub-Registrar-II
Alipore, South 24 Parganas

13-56
गणित
D.N. 320200/17

DEVELOPMENT POWER OF ATTORNEY

13-5 NOV 2017

BE IT KNOWN TO ALL TO WHOM IT MAY CONCERN I, SMT. MRIDULA GHATAK, having PAN : CJMPG7168Q, daughter of Late Kartick Chandra Chakraborty, by faith : Hindu, by nationality : Indian, by occupation : House-Wife, residing at Hari Biraj Kanailal Dutta Road By Lane, Hakimpara, Post Office & Police Station : Siliguri, Darjeeling, Pin : 734001, hereinafter called and referred to as "the **PRINCIPAL**".

06 NOV 2017

08 NOV 2017

Serial No. 2222 Date

Name S. Adhikari

Address ADVOCATE, ALIPORE
JUDGES COURT, KOL-27

Value Rs. 100/- P.

BIDYUT KR. SAHA

Licence Stamp Vendor

Alipore Judges' Court, 24 Pgs (S)

Licence Stamp

Vendor Signature



District Sub-Register-II
Alipore, South 24 Parganas

Perfora Saha
S/O Late R.N Saha
Alipore pauri court
kol-27

P.S + for Alipore
Demand letter

29 NOV 2017

:: SEND GREETINGS ::-

WHEREAS I, the Principal herein, is Owner of **ALL THAT** piece and parcel of undivided 1/12th share of the land measuring about 12 (Twelve) Cottahs more or less i.e. land measuring comes to undivided 1 (One) Cottah more or less, together with undivided share of R.T. structure measuring more or less 100 (One Hundred) Square Feet standing thereon, situate and lying at Mouza : Behala, Pargana : Balia, Touzi No.386, under Khatian No.2048, appertaining to C.S. Plot No.7591, being known and numbered as Municipal Premises No.78, Satyen Roy Branch Road (mailing address 22/1, Satyen Roy Branch Road), Police Station : Behala, Kolkata : 700034, within the limits of the Kolkata Municipal Corporation, under Ward No.120, Additional District Sub-Registry Office at Behala, District : 24 Parganas (South), entered into a registered Development Agreement on .S..M..2017. with **SUN RAY DEVCON PRIVATE LIMITED**, having its registered Office at 21/4, Aswini Dutta Road, Post Office : Sarat Banerjee Road, Police Station : Lake, Kolkata : 700029, being represented by its Directors, (1) **SRI JAY S. KAMDAR**, and (2) **SRI TUSHAR S. KAMDAR**, both sons of Late Sharad H. Kamdar, both are of 38A/26, Jyotish Roy



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Road, Post Office : New Alipore, Police Station : Behala, Kolkata : 700053, District : 24 Parganas (South), for development of my aforesaid property, after demolishing the present existing structure standing thereon, hereinafter referred to as "the **SAID PROPERTY**", morefully and particularly described in the **SCHEDULE** hereunder written, which was duly registered this day in the Office of the District Sub-Registrar - II at Alipore and registered in Book No.1, Being No. 2261..... for the year 2017 as per terms and conditions clearly set forth therein.

AND WHEREAS in the Development Agreement it was inter alia stated that on completion of the proposed Building, the Owner shall be at the first instance entitled to get 40% of the total F.A.R. out of 100% of the total F.A.R. in respect of her undivided 1/12th share of the said property from the proposed Building/s in finished, complete and in habitable condition.

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



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NOW KNOW ALL BY THESE PRESENTS I, the above named Principal do hereby and hereunder nominate, constitute and appoint (1) **SRI JAY S. KAMDAR**, having PAN : AKWPK2270L and (2) **SRI TUSHAR S. KAMDAR**, having PAN : AKWPK2271M, both are the sons of Late Sharad. H. Kamdar, both by creed : Hindu, Indian by National, by occupation : Business, both are residing at 38A/26, Jyotish Roy Road, Post Office : New Alipore, Police Station : Behala, Kolkata : 700053, District : 24 Parganas (South) being the Directors of **SUN RAY DEVCON PRIVATE LIMITED**, having its registered Office at 21/4, Aswini Dutta Road, Post Office : Sarat Banerjee Road, Police Station : Lake, Kolkata : 700029, as my true and lawful Attorneys in my name and on my behalf to do and execute and perform or caused to be done and executed and performed all or any of the following acts, deeds and things :-

1. To hold and defend possession of the said premises/property and every part thereof and receive and/or deliver possession thereof from and/or to any person or persons occupying thereon and also to manage maintain and administer the said property and every part thereof.



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2. To pay all rents and taxes, charges, expenses and other outgoing 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 risk as may be deemed necessary and/or desirable by my said Attorneys and to pay all premium for such insurance.
3. To enforce any covenant/s, any Agreement/s, Declaration Deed/s or any other document/s relating to the said property or any part thereof and to enforce every right/s to that effect. 60% share of allocation of total F.A.R. of the newly construction of the aforesaid Building may be sold.
4. To appoint and terminate the appointment of Architect/ LBS., Engineer etc. and to get prepare Plan/s for demolition, to sign and submit Building Plan for construction and/or reconstruction of and/or additions and/or alterations to any new or existing Building or Buildings or structures on the said premises or any portion of portions thereof before the Kolkata Municipal Corporation and to put signature/s upon the Plan/s as



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will be required for its sanction on my behalf as my constituted Attorneys and to receive new sanction Building Plan/s from the Office of the Kolkata Municipal Corporation for and on my behalf.

5. To build upon and exploit commercially the said premises by making construction of Building thereon and for that to demolish structures of whatsoever nature existing thereon or as may be constructed in future.
6. To appoint any Contractor/Sub-Contractor for construction work or Building thereon and to cancel the same and engage new Contractor to be done by them at their own discretion as if I do the same personally.
7. To apply for and obtain such certificate, permissions and clearance certificate and/or permissions from the competent Authority as may be required for execution and/or Registration of any Deed/s in respect of the said property in terms of the Agreement/s or other documents concerning the said premises and also to appear before and sign and submit all papers and documents of transfer



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concerning the said premises and make representations to the concern authorities for getting such certificate and/or permissions.

8. To install electric service line, meter and/or sub-meter and if necessary to obtain low/high tension electricity connection and to sign in all paper and documents relating to get electric connection and meter from the C.E.S.C. Authority or any other requirements for the said Building to be constructed and to the enter into any Agreement or Agreements with any Party or Parties for the same.
9. To receive any booking money and/or earnest money or advance or advances and also the balance/entire consideration money from the intending Purchaser/s of the purchase money and to give, good, valid, receipt and/or discharges for the same to the Purchaser/s for the **DEVELOPER'S ALLOCATION** specifically mentioned in the Development Agreement.
10. To apply for and obtain connection for water, sewerage, electricity, gas and C.C. (Completion Certificate) from the



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Kolkata Municipal Corporation to apply for and avail all other facilities which may be required for the said premises. To sign and execute all other deed/s and document/s required to get the said connection from the concerned authorities, which they shall consider necessary and as may be required to complete the proposed Building/s at the SCHEDULE mentioned property.

11. To represent myself before the Kolkata Municipal Corporation, P.W.D., C.P.W.D., K.I.T. and other Government or Semi Government Offices and Department in all respects. To pay sanction fees and other fees to the said the Kolkata Municipal Corporation for sanction of such Building Plan and other and/or to appear and represent before the said the Kolkata Municipal Corporation or any Authority.
12. To sign and execute all other deed/s and document/s required to get the water connection from the Kolkata Municipal Corporation, which they shall consider



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necessary and as may be required to complete the proposed Building at the **SCHEDULE** mentioned property and to pay all charges and expenses including the Kolkata Municipal Corporation rates and taxes, Building tax and other levies, which may be required of construction during the period.

13. To prepare, sign, execute, submit enter into modify cancel, alter draw approve the same and also to present for registration and admit registration of all paper/s, documents, Deed/s, contract/s, Agreement/s, application/s, consent/s and other document/s as may in any way be required before the competent Authority to be or any of the powers herein contained including sale of the Developer's allocation of the said premises and every or any part thereof and the termination of all contract/s, right/s of occupancy/user and/or enjoyment by any person or persons whatsoever, the **SCHEDULE** mentioned property and also in connection with observing fulfilling and performing all the terms conditions and covenants on my part to be observed fulfilled and performed under the Development Agreement.



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

15. To sign declare verify and affirm, print, written statements, petitions, Affidavit, Vokatnama, memorandum of appeal or any other documents or papers in any proceeding or in any way concern with the legal proceedings and appoint Advocate, Solicitor or expert in respect of the said premises or connected with any of the matters aforesaid and to file suit/proceedings before any court of law or any other Office concern, Government, Semi Government or other Offices and also shall able to



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insert advertisement in respect of the said property in the any paper/s for successful implementation of the proposed development work.

16. To appear and represent me before all Authorities, make commitments and give undertaking as be required for all or any of the purpose herein Contained.
17. To appear before the Kolkata Municipal Corporation and/or other authorities regarding the Tax assessment, drainage/ sewerage connection and obtaining completion certificate or in any other way relating to the said premises or any portion thereof or any undivided share or shares therein.
18. That the Attorneys shall at all period of time be able to receive any amount of consideration from the intending Purchaser/s and/or Party or Parties thereof for and on behalf of me in respect of the Developer's allocation. Be it mentioned that the Attorneys shall in all occasions be able to receive against Developer's allocation any amount



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of consideration in part or in full and/or as being paid by the Party or Parties and/or Purchaser/s thereof and/or from the loan sanctioning institute or institutes such as H.D.F.C., L.I.C., S.B.I., Home Finance, Home Trust, G.I.C. Housing Finance Limited etc. and/or from any Bank or whatsoever status and/or any Central Government, State Government or Semi Government Firms, institutions, organisations, undertaking etc. of whatsoever manner of nature and/or autonomous or private organisations, firms etc. and shall also be able to issue proper and effectual, receipt or receipts for and on my behalf as my constituted Attorneys.

19. To negotiate terms and to sell the Car Parking Space/s, Space/s and Flat/s from **DEVELOPER'S ALLOCATION** with proportionate share of land in the premises/said property to any Purchaser/s at such price which the said Attorneys in their absolute discretion thinks proper.
20. To enter into any Agreement or Agreements with any Party or Parties or with the intending Purchaser/s for sale



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or sales of Car Parking Space/s, Space/s and Flat/s with super structure or Flat/s from the **DEVELOPER'S ALLOCATION** along with proportionate share of land and/or cancel and the same with the intending Purchaser/s.

21. To receive any booking money and/or earnest money or advance or advances and also the balance/entire consideration money from the intending Purchaser/s of the purchase money and to give, good, valid, receipt and/or discharges for the same to the Purchaser/s in respect of the Developer's allocation.

22. That the Attorneys shall or may sign and to execute any Agreement/s, Deed of Conveyance/s and to deliver any Conveyance/s for the selling Flat/s and Space/s from the **DEVELOPER'S ALLOCATION** in the proposed Building with easements rights of the common areas of the proposed selling of Car Parking Space/s, Space/s and Flat/s along with proportionate share of land in favour of the intending Purchaser/s or his/her/their nominee/s and in the Agreement/s, Deed of Conveyance/s of the proposed sale.



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the said Attorneys shall receive and acknowledge the advances and/or booking money and/or earnest money and/or full consideration money from the intending Purchaser/s in my name and the same shall be treated as receipt by me personally from the intending Purchaser/s.

23. To sign and execute all other deed/s, instrument/s and assurance/s which they shall consider necessary and to enter into and/or agree to such covenant and condition as may be required to complete the proposed Building at the **SCHEDULE** mentioned property and for fully and effectually conveying the said proportionate share of land, Car Parking Space/s, Space/s and Flat/s together with the easements right of the common passage and spaces in the property on and for my behalf and it is to be treated as done by me being present myself personally.
24. To observe fulfill and perform all the terms conditions and obligations on my part or to be observed fulfilled and performed according to the said Agreement and to execute all my rights therein by my said Attorneys.



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AND I do hereby agree to ratify and confirm all or whatsoever other acts which my said Attorneys shall lawfully do, execute or perform or cause to be done, executed to performed in connection with the construction of the said Building and sale and any other necessary matters of the Developer's allocation etc. as aforesaid regarding Building at the said premises and also in connection with the sale of Flat/s, Car Parking Space/s, covered spaces and open spaces in Developer's allocation which are not indicates, any inconvenience to show in future in any case of Owner and Purchasers and/or without creating any obstruction towards ingress and egress except Owner's allocation as per terms of the Development Agreement under and by virtue of this **POWER OF ATTORNEY** notwithstanding no express power in that behalf hereunder is provided.

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



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THE SCHEDULE ABOVE REFERRED TO

(DESCRIPTION OF THE SAID PROPERTY)

ALL THAT piece and parcel of undivided 1/12th share of the land measuring about 12 (Twelve) Cottahs more or less i.e. land measuring comes to undivided 1 (One) Cottah more or less, together with undivided share of R.T. structure measuring more or less 100 (One Hundred) Square Feet standing thereon, situate and lying at Mouza : Behala, Pargana : Bahia, Touzi No.386, under Khatian No.2048, appertaining to C.S. Plot No.7591, being known and numbered as Municipal Premises No.78, Satyen Roy Branch Road (mailing address 22/1, Satyen Roy Branch Road), Police Station : Behala, Kolkata : 700034, within the limits of the Kolkata Municipal Corporation, under Ward No.120, Additional District Sub-Registry Office at Behala, District : 24 Parganas (South), together with all right, title, interest and right of easement attached thereto and the entire property is butted and bounded by :-

ON THE NORTH	:	House of Barun Das & Joydeb Chanda ;
ON THE SOUTH	:	14' wide Satyen Roy Branch Road ;
ON THE EAST	:	Jagatpur Rukmini Vidya Mandir Boys School ;
ON THE WEST	:	House of D.L. Chakraborti.



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IN WITNESS WHEREOF the Parties hereto have hereunto set and subscribed their respective hands and signature on the 9th day of November, 2017 (Two Thousand Seventeen).

SIGNED, SEALED & DELIVERED

by the Parties at Kolkata
in the presence of :-

WITNESSES :-

1. Subhasis Basu
1/26 Keshaji Noyen
Kolkata-92

Mridula Ghatak
Signature of the **EXECUTANT**

2. Atish Rajani
ATISH RAJANI
9/D, Sahapur colony (B)
New Alipore
Kolkata-53

Drafted by me :-
Fritra Sanda Dandekar
Alipore Police Court No-132/2013
Kolkata-27,
Advocate

Alipore Judges' Court, Kol : 27.

For SUN RAY DEVCON PRIVATE LIMITED

J. Kanda
Director

For SUN RAY DEVCON PRIVATE LIMITED

Amrita
Director

Computer Typed by :-

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

Accepted by the **ATTORNEYS**



[Handwritten signature]

District Sub-Register-II
Allpore, South 24 Parganas

9 NOV 2017



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

NAME JAY P. KAMDAR
SIGNATURE J. P. Kamdar



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

NAME TUSHAR S. KAMDAR
SIGNATURE Tushar S. Kamdar



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

NAME Priscilla Ghatak
SIGNATURE Priscilla Ghatak



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

NAME _____
SIGNATURE _____



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Alipore, South 24 Parganas

১৯ NOV ২০১৭



For SUN RAY DEVCON PRIVATE LIMITED

Director

For SUN RAY DEVCON PRIVATE LIMITED

Director



आयकर विभाग
 INCOME TAX DEPARTMENT

भारत सरकार
 GOVT. OF INDIA

JAY S KAMDAR
 SHARD H KAMDAR
 12/06/1982

Permanent Account Number
 AKWPK227DL


 Signature




J Kamdar

In case this card is lost / found, kindly inform / return to -
 Income Tax PAN Services Unit, ITTNS,
 Plot No. 3, Sector II, CBD Belapur,
 New Mumbai - 400 614.

इस कार्ड के खोने/पैने पर कृपया सूचित करें/वापस
 आयकर सेवा सेवाएँ इकाई, ITTNS,
 प्लॉट नं. 3, सेक्टर II, CBD बेलपुर,
 नया मुंबई - 400 614.

यदि कार्ड खोया/पैना हो, कृपया सूचित करें/वापस करें।





भारत-संघ

GOVERNMENT OF INDIA

Jay. S. Kamdar

DOB: 12/06/1982
M A I F



7074 3050 7318

मेरा आधार, मेरी पहचान

J. Kamdar



भारतीय विशिष्ट पहचान प्राधिकरण
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

Address

S/O Late Sharad H Kamdar, 18A/26,
JYOTISH ROY ROAD, New Alipore,
Kolkata,
West Bengal - 700053

7074 3050 7318





भारत सरकार
GOVERNMENT OF INDIA

Tushar.S. Kamdar

DOB: 19/07/1983
MALE



7238 5672 5991

मेरा आधार, मेरी पहचान



भारतीय विशिष्ट पहचान प्राधिकरण
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

Address

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

7238 5672 5991



1800 201 1417

1800 201 1417

www.aaqr.gov.in

1800 201 1417



आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

TUSHAR S KAMDAR
SHARAD H KAMDAR
19/07/1983

148
3
7712

Permanent Account Number
AKWPK2271M



Tushar
Signature

Tushar

In case this card is lost / found, kindly inform / return to
The Income Tax PAN Services Cell, IITSD,
Plot No. 1, Sector 21, CBD Belapur,
Navi Mumbai - 400 614.
यदि कार्ड के खोले/प्राप्त पर कृपया सूचित करें/वापस
आयकर सेवा सेवा कोष्ठ, ए.टी.एस.डी.,
प्लॉट नं. 1, सेक्टर 21, नवी मुंबई-400 614।
पिन कोड - 400 614





Your PAN Application Status

Acknowledgment Number : 881031163917516
Name : MRIDULA GHATAK
Category : Individual
Status : Your PAN card has been despatched on 27-Oct-2017 by Blue Dan Express Ltd courier vide airway bill no. 34626196975, at the address for communication* indicated by you in the application. The PAN card is expected to be delivered by 06-Nov-2017.
Permanent Account Number (PAN) : CJMPG7165Q

1. PAN card will be despatched only to the communication address provided in your PAN application. *Wherever the Representative Assessee (RA) details (Item no.14 in Form 40A) are mentioned in the application, PAN Card will be despatched to the RA's address.
2. If your communication address has changed, please submit a 'Request for New PAN Card and/or Changes or Correction in PAN data' form so that the Income Tax Department's database is updated with your current address.
3. Written communication from the Income Tax Department will be directed to the communication address recorded against your PAN. So to avoid any inconveniences in future, please ensure that your communication address is up-to-date in the Income Tax Department's database.

[BACK](#)





Government of West Bengal
Directorate of Registration & Stamp Revenue
e-Assessment Slip

Query No / Year	1602-1000370208/2017	Office where deed will be registered
Query Date	09/11/2017 1:50:49 PM	D.S.R. - I SOUTH 24-PARGANAS, District: South 24-Parganas
Applicant Name, Address & Other Details	PARTHA SANA Thana : Alipore, District : South 24-Parganas, WEST BENGAL, Mobile No. : 9830737513, Status : Deed Writer	
Transaction	Additional Transaction	
[0138] Sale, Development Power of Attorney after Registered Development Agreement		
Set Forth value	Market Value	
	Rs. 17,30,000/-	
Total Stamp Duty Payable(SD)	Total Registration Fee Payable	
Rs. 50/- (Article:48(g))	Rs. 39/- (Article:E, M(b), H)	
Mutation Fee Payable	Expected date of Presentation of Deed	Amount of Stamp Duty to be Paid by Non Judicial Stamp
Remarks	Development Power of Attorney after Registered Development Agreement of [Deed No/Year]:- 160209961/2017 Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)	

Land Details :

District: South 24-Parganas, P.S:- Behala, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Satyen Roy Branch Road, , Premises No. 78, Ward No: 120

Sch No	Plot Number	Khatian Number	Land Use Proposed	ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1			Bastu		1 Katha		17,00,000/-	Width of Approach Road: 14 Ft.,
Grand Total :					1.65Dec	0/-	17,00,000 /-	

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	100 Sq Ft.	0/-	30,000/-	Structure Type: Structure
Gr. Floor, Area of floor : 100 Sq Ft, Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Tile Shed, Extent of Completion: Complete					
Total :		100 sq ft	0/-	30,000 /-	



Principal Details :

Sl No	Name & address	Status	Execution Admission Details :
1	MRIDULA GHATAK Daughter of Late KARTICK CHANDRA CHAKRABORTYHARI BIRAJ KANAILAL DUTTA ROAD BYE LANE, HAKIMPARA, P.O:- SILIGURI, P.S:- Siliguri, District-Darjeeling, West Bengal, India, PIN - 734001 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.: CJMPG7168Q, Status : Individual, Executed by: Self . To be Admitted by: Self	Individual	Executed by: Self To be Admitted by: Self

Attorney Details :

Sl No	Name & address	Status	Execution Admission Details :
1	SUN RAY DEVCON PRIVATE LIMITED 21/4, ASWINI DUTTA ROAD,, P.O:- SARAT BANERJEE ROAD, P.S:- Lake, District-South 24-Parganas, West Bengal, India, PIN - 700029 . PAN No.: AAPCS0973G, Status : Organization, Executed by: Representative	Organization	Executed by: Representative

Representative Details :

Sl No	Name & Address	Representative of
1	JAY S KAMDAR Son of Late SHARAD H KAMDAR38A/26, JYOTISH ROY ROAD,, P.O:- NEW ALIPORE, P.S:- New Alipore, District-South 24-Parganas, West Bengal, India, PIN - 700053 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, . PAN No.: AKWPK2270L	SUN RAY DEVCON PRIVATE LIMITED (as DIRECTOR)
2	TUSHAR S KAMDAR Son of Late SHARAD H KAMDAR38A/26, JYOTISH ROY ROAD,, P.O:- NEW ALIPORE, P.S:- New Alipore, District-South 24-Parganas, West Bengal, India, PIN - 700053 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, ; PAN No.: AKWPK2271M	SUN RAY DEVCON PRIVATE LIMITED (as DIRECTOR)

Identifier Details :

Name & address	
Mr PARTHA SANA Son of Late R N SANA ALIPORE POLICE COURT, P.O:- ALIPORE, P.S:- Alipore, District-South 24-Parganas, West Bengal, India, PIN - 700027, Sex: Male, By Caste: Hindu, Occupation: Deed Writer, Citizen of: India, Identifier Of MRIDULA GHATAK, JAY S KAMDAR, TUSHAR S KAMDAR	
	N



Transfer of property for L1		
Sl.No	From	To. with area (Name-Area)
1	MRIDULA GHATAK	SUN RAY DEVCON PRIVATE LIMITED-1.65 Dec
Transfer of property for S1		
Sl.No	From	To. with area (Name-Area)
1	MRIDULA GHATAK	SUN RAY DEVCON PRIVATE LIMITED-100.00000000 Sq Ft

Note:

1. If the given information are found incorrect, then the assessment made stands invalid.
2. Query is valid for 30 days (i.e. upto 09/12/2017) for e-Payment. Assessed market value & Query is valid for 44 days (i.e. upto 23/12/2017) for registration.
3. Standard User charge of Rs. 240/- (Rupees Two hundred forty) only includes all taxes per document upto 17 (seventeen) pages and Rs 7/- (Rupees seven) only for each additional page will be applicable.
4. e-Payment of Stamp Duty and Registration Fees can be made if Stamp Duty or Registration Fees payable is more than Rs. 5000/-.
5. e-Payment is compulsory if Stamp Duty payable is more than Rs.10,000/- or Registration Fees payable is more than 5,000/- or both w.e.f 2nd May 2017.
6. Web-based e-Assessment report is provisional one and subjected to final verification by the concerned Registering Officer.
7. Quoting of PAN of Seller and Buyer is a must when the market value of the property exceeds Rs. 10 lac (Income Tax Act, 1961). If the party concerned does not have a PAN, he/she has to submit a declaration in form no. 60 together with all particulars as required.
8. Rs 50/- (Rupees fifty) only will be charged from the Applicant for issuing of this e-Assessment Slip if the property under transaction situates in Municipality/Municipal Corporation/Notified Area.
9. Mutation fees are also collected if stamp duty and registration fees are paid electronically i.e. through GRIPS. If those are not paid through GRIPS then mutation fee are required to be paid at the concerned BLLRO office.



Major Information of the Deed

Deed No :	I-1602-10313/2017	Date of Registration	16/11/2017
Query No / Year	1602-1000370208/2017	Office where deed is registered	
Query Date	09/11/2017 1:50:49 PM	D.S.R. -I SOUTH 24-PARGANAS, District South 24-Parganas	
Applicant Name, Address & Other Details	PARTHA SANA Thana : Alipore, District : South 24-Parganas, WEST BENGAL, Mobile No. : 9830737513, Status : Deed Writer		
Transaction	Additional Transaction		
[0138] Sale, Development Power of Attorney after Registered Development Agreement			
Set Forth value	Market Value		
	Rs. 17,30,000/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 100/- (Article:48(g))	Rs. 39/- (Article:E, M(b), H)		
Remarks	Development Power of Attorney after Registered Development Agreement of [Deed No/Year]- 160209951/2017 Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :

District: South 24-Parganas, P.S:- Behala, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Satyen Roy Branch Road, , Premises No. 78, Ward No: 120

Sch No	Plot Number	Khatian Number	Land Use Proposed	ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1			Bastu		1 Katha		17,00,000/-	Width of Approach Road: 14 Ft.
Grand Total :					1.65Dec	0/-	17,00,000 /-	

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	100 Sq Ft	0/-	30,000/-	Structure Type: Structure
Gr Floor, Area of floor : 100 Sq FL, Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Tiles Shed, Extent of Completion: Complete					
Total :		100 sq ft	0/-	30,000 /-	

Principal Details :



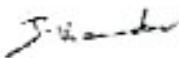



Sl No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Fingerprint	Signature
	MRIDULA GHATAK Daugther of Late KARTICK CHANDRA CHAKRABORTY Executed by: Self, Date of Execution: 09/11/2017 , Admitted by: Self, Date of Admission: 09/11/2017 ,Place : Office			
		09/11/2017	09/11/2017	09/11/2017

HARI BIRAJ KANAILAL DUTTA ROAD BYE LANE, HAKIMPARA, P.O:- SILIGURI, P.S:- Siliguri, District:-Darjeeling, West Bengal, India, PIN - 734001 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: CJMPG7168Q, Status :Individual, Executed by: Self, Date of Execution: 09/11/2017
 , Admitted by: Self, Date of Admission: 09/11/2017 ,Place : Office

Attorney Details :

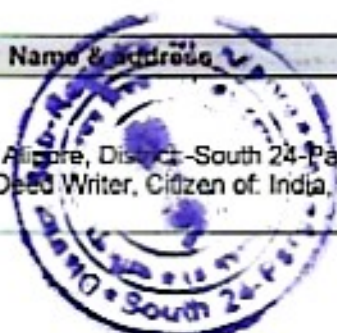
Sl No	Name,Address,Photo,Finger print and Signature
1	SUN RAY DEVCON PRIVATE LIMITED 21/4, ASWINI DUTTA ROAD,, P.O:- SARAT BANERJEE ROAD, P.S:- Lake, District-South 24-Parganas, West Bengal, India, PIN - 700029 , PAN No.:: AAPCS0973G, Status :Organization, Executed by: Representative

Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	JAY S KAMDAR (Presentant) Son of Late SHARAD H KAMDAR Date of Execution - 09/11/2017, , Admitted by: Self, Date of Admission: 09/11/2017, Place of Admission of Execution: Office			
	Nov 9 2017 3:43PM	LT1 09/11/2017	09/11/2017	
	38A/26, JYOTISH ROY ROAD,, P.O:- NEW ALIPORE, P.S:- New Alipore, District:-South 24-Parganas, West Bengal, India, PIN - 700053, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: AKWPK2270L Status : Representative, Representative of : SUN RAY DEVCON PRIVATE LIMITED (as DIRECTOR)			
2	Name	Photo	Finger Print	Signature
	TUSHAR S KAMDAR Son of Late SHARAD H KAMDAR Date of Execution - 09/11/2017, , Admitted by: Self, Date of Admission: 09/11/2017, Place of Admission of Execution: Office			
	Nov 9 2017 3:50PM	LT1 09/11/2017	09/11/2017	
	38A/26, JYOTISH ROY ROAD,, P.O:- NEW ALIPORE, P.S:- New Alipore, District:-South 24-Parganas, West Bengal, India, PIN - 700053, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: AKWPK2271M Status : Representative, Representative of : SUN RAY DEVCON PRIVATE LIMITED (as DIRECTOR)			

Identifier Details :

Name & Address
Mr PARTHA SANA Son of Late R N SANA ALIPORE POLICE COURT, P.O:- ALIPORE, P.S:- Alipore, District:-South 24-Parganas, West Bengal, India, PIN - 700027, Sex: Male, By Caste: Hindu, Occupation: Deed Writer, Citizen of: India, Identifier Of MRIDULA GHATAK, JAY S KAMDAR, TUSHAR S KAMDAR



09/11/2017

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	MRIDULA GHATAK	SUN RAY DEVCON PRIVATE LIMITED-1.65 Dec

Transfer of property for S1

Sl.No	From	To. with area (Name-Area)
1	MRIDULA GHATAK	SUN RAY DEVCON PRIVATE LIMITED-100.00000000 Sq Ft.

Endorsement For Deed Number : I - 160210313 / 2017

On 09-11-2017

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

Presented for registration at 13:56 hrs on 09-11-2017, at the Office of the D.S.R. - I SOUTH 24-PARGANAS by JAY S KAMDAR ,.

Certificate of Market Value(WB PUVI rules of 2001)

Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs 17,30,000/-

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

Execution is admitted on 09/11/2017 by MRIDULA GHATAK, Daughter of Late KARTICK CHANDRA CHAKRABORTY, HARI BIRAJ KANAILAL DUTTA ROAD BYE LANE, HAKIMPARA, P.O: SILIGURI, Thana: Siliguri, Darjeeling, WEST BENGAL, India, PIN - 734001, by caste Hindu, by Profession House wife

Indetified by Mr PARTHA SANA, , Son of Late R N SANA, ALIPORE POLICE COURT, P.O: ALIPORE, Thana: Alipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Hindu, by profession Deed Writer

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

Execution is admitted on 09-11-2017 by JAY S KAMDAR, DIRECTOR, SUN RAY DEVCON PRIVATE LIMITED, 21/4, ASWINI DUTTA ROAD,, P.O:- SARAT BANERJEE ROAD, P.S:- Lake, District-South 24-Parganas, West Bengal, India, PIN - 700029

Indetified by Mr PARTHA SANA, , Son of Late R N SANA, ALIPORE POLICE COURT, P.O: ALIPORE, Thana: Alipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Hindu, by profession Deed Writer

Execution is admitted on 09-11-2017 by TUSHAR S KAMDAR, DIRECTOR, SUN RAY DEVCON PRIVATE LIMITED, 21/4, ASWINI DUTTA ROAD,, P.O:- SARAT BANERJEE ROAD, P.S:- Lake, District-South 24-Parganas, West Bengal, India, PIN - 700029

Indetified by Mr PARTHA SANA, , Son of Late R N SANA, ALIPORE POLICE COURT, P.O: ALIPORE, Thana: Alipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Hindu, by profession Deed Writer

Payment of Fees

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

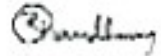


Payment of Stamp Duty

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

Description of Stamp

1. Stamp: Type: Impressed, Serial no 22222, Amount: Rs.100/-, Date of Purchase: 08/11/2017, Vendor name: Bidyut Kr Saha

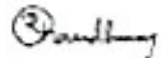


Rina Chaudhury
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - I | SOUTH 24-
PARGANAS
South 24-Parganas, West Bengal

On 16-11-2017

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.



Rina Chaudhury
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - I | SOUTH 24-
PARGANAS
South 24-Parganas, West Bengal



Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1602-2017, Page from 309241 to 309272

being No 160210313 for the year 2017.



Digitally signed by RINA CHAUDHURY
Date: 2017.11.20 10:36:00 +05:30
Reason: Digital Signing of Deed.

R Chaudhury

(Rina Chaudhury) 20/11/2017 10:35:46
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - I SOUTH 24-PARGANAS
West Bengal.



(This document is digitally signed.)