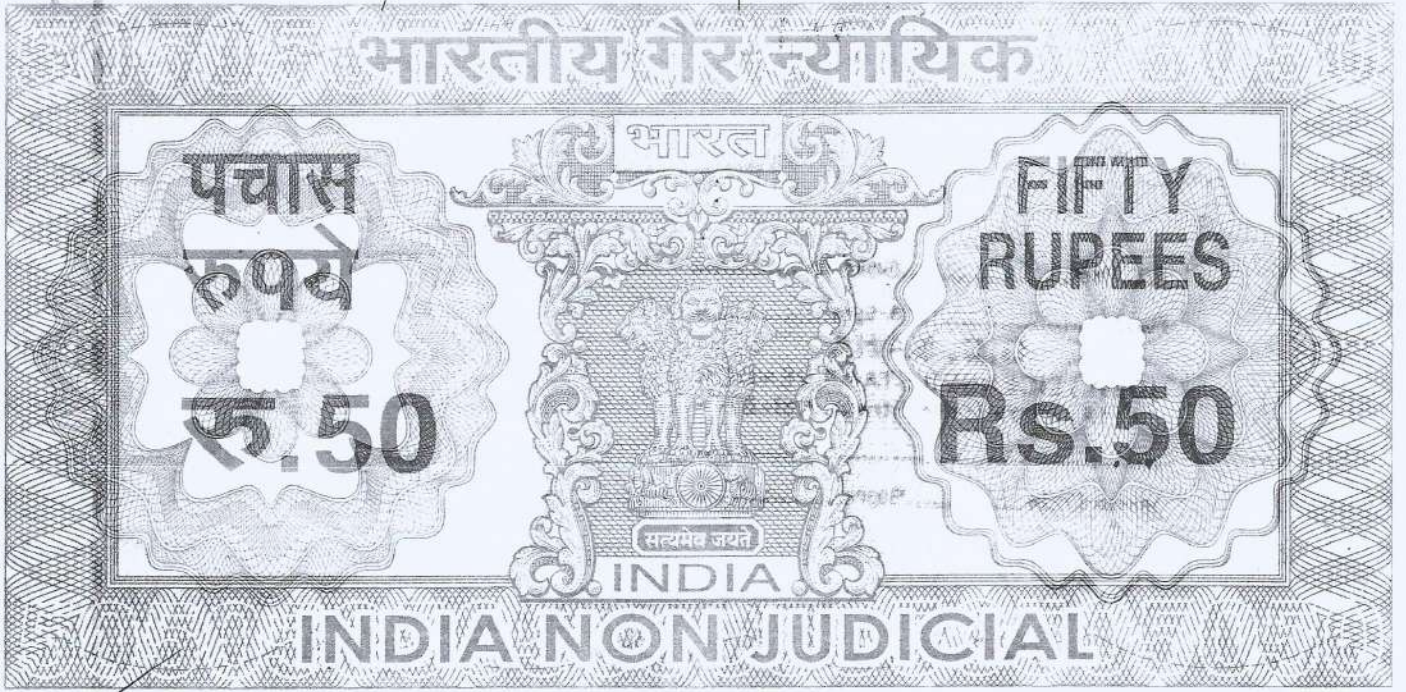


0501002235/2018

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पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

W 541634

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

District Sub-Registrar  
Howrah

District Sub-Registrar-I  
Howrah

POWER OF ATTORNEY

28 MAR 2018

TO ALL TO WHOM THESE PRESENTS SHALL COME WE (1)  
**SRI BIRENDRA KUMAR TIWARY**, Holding PAN:ABWPT3410C,  
Son of Late Keshaw Prasad Tiwary, Nationality - Indian, by faith -  
Hindu, by occupation - Business, residing at 22/1, Hardutt Rai  
Chamria Road, P.O. Howrah, P.S. Golabari, Howrah-711101, (2)  
**SRI KRISHNA KUMAR TIWARY**, Holding PAN:ADBPT2017Q,  
Son of Late Keshaw Prasad Tiwary, Nationality - Indian, by faith -

361908

**DEBABRATA BANERJEE**

Advocate

42/1, Lindsay Street, Ground & 2nd Floor

Front Building, Kolkata - 700087

Ph : 2252-2633/3241

S.L. No. .... Sold To .....

Rs. .... Amount .....

**G.C. SAHA**

(Govt.) LICENSED STAMP VENDOR  
11A, Mirza Ghalib Street, Kel- 87

Issue Date ..... Sign .....



19 MAR 2018



District Sub-Registrar-I  
Howrah

28 MAR 2018



Hindu, by occupation - Business, residing at 22/1, Hardutt Rai Chamria Road, P.O. Howrah, P.S. Golabari, Howrah-711101, **(3) SRI SURENDRA KUMAR TIWARY**, Holding PAN:ABQPT6902P, son of Late Keshaw Prasad Tiwary, Nationality - Indian, by faith - Hindu, by occupation - Business, residing at 22/1, Hardutt Rai Chamria Road, P.O. Howrah, P.S. Golabari, Howrah-711101, **(4) SRI PREM KUMAR TIWARY**, Holding PAN:ABUPT3975C, Son of Late Keshaw Prasad Tiwary, Nationality - Indian, by faith - Hindu, by occupation - Business, residing at 22/1, Hardutt Rai Chamria Road, P.O. Howrah, P.S. Golabari, Howrah-711101, **and (5) SRI DEVENDRA KUMR TIWARI**, Holding PAN:ABPIT5227B, Son of Late Keshaw Prasad Tiwary, Nationality - Indian, by faith - Hindu, by occupation - Service, residing at #10, Ashirwad, 3<sup>rd</sup> Main Muniswamappa Layout, Dr. B R Ambedkar Medical College, Kaval Byrasandra, Bangalore North, Bangalore, P.O. & P. S. R. T. Nagar, Karnataka-560032, (hereinafter referred to as "the **PRINCIPAL**") **SEND GREETINGS:**

**WHEREAS** the Principals are jointly seized and possessed of being **ALL THAT** the piece and parcel of land measuring 19 Cottahs 6 Chittacks at and being Premises No.22/1, Burnt Salt Gola Lane, Howrah-711101, P.S. Golabari, P.O. Howrah, (be the same little more or less) within the limits of Municipal Ward No.13 of the Howrah Municipal Corporation, within the jurisdiction of ADSR-Howrah, District-Howrah hereinafter referred to as "**THE SAID PROPERTY**".

**AND WHEREAS** by a Development Agreement dated 28.03.2018 registered before the D.S.R.-I Howrah being No. 050102130 for the year 2018 (hereinafter referred to as "the **said Development Agreement**") by and between the Principal herein as Owner and **TOPCON & COMPANY** a Partnership Firm, having its registered Office at 106, Kiran Chandra Sinha Road, Block-D1-D2 Connector, Ground Floor, P.O. & P.S. Shibpur, Howrah-711102, represented by its Partners **(1) KAMLESH KUMAR RAY**, Son of Ramakant Ray, Holding PAN:AGLPR2080C, by faith Hindu, by occupation Business, residing at 10, King's Road, P.O. Howrah, P.S. Golabari, Howrah-711101, **(2) MANOJ KUMAR**, Son of Shyam Nandan Sharma, Holding PAN:AKRPK5277A, by faith Hindu, by occupation Business, residing at 106, Kiran Chandra Sinha Road, P.O. & P.S. Shibpur, Howrah-711102, **(3) RAKESH KUMAR JAISWAL**, Son of Sri Banwari Lal Jaiswal, Holding PAN:ACRPJ8687P, by faith Hindu, by occupation Business, residing at 59, King's Road, P.O. Howrah, P.S. Golabari, Howrah-711101, **(4) RAMESH DUBEY**, Son of Late Gupteswar Dubey, Holding PAN: AGKPD3200D, by faith Hindu, by occupation Business, residing at 19, King's Road, P.O. Howrah, P.S. Golabari, Howrah-711101, **(5) NANDAN SOMANI**, Son of Late Govind Ram Somani, Holding PAN:AKUPS2059R, by faith Hindu, by occupation Business, residing at 56/1/1, King's Road, P.O. Howrah, P.S. Golabari, Howrah-711101, **(6) BANWARI LAL JHAWAR**, Son of Late Sohan Lal Jhawar, Holding PAN: ABJPJ7311F, by faith Hindu, by occupation Business,



residing at 10, Dr, Abani Dutta Road, P.O. Howrah, P.S. Golabari, Howrah-711101, (and hereinafter also referred to as "the **Developer**"), the Principal has appointed the Developer to develop the said Property into a residential and/or commercial building complex (hereinafter referred to as "the **Project**") and for the commercial exploitation in the Project as defined and described therein on the terms and conditions as contained herein.

**AND WHEREAS** as so agreed under the Development Agreement, the Principals are executing this Power of Attorney in favour of the Developer and **TOPCON & COMPANY** a Partnership Firm, having its registered Office at 106, Kiran Chandra Sinha Road, Block-D1-D2 Connector, Ground Floor, P.O. & P.S. Shibpur, Howrah-711102, represented by its Partners **(1) KAMLESH KUMAR RAY**, Son of Ramakant Ray, Holding PAN:AGLPR2080C, by faith Hindu, by occupation Business, residing at 10, King's Road, P.O. Howrah, P.S. Golabari, Howrah-711101, **(2) MANOJ KUMAR**, Son of Shyam Nandan Sharma, Holding PAN:AKRPK5277A, by faith Hindu, by occupation Business, residing at 106, Kiran Chandra Sinha Road, P.O. & P.S. Shibpur, Howrah-711102, **(3) RAKESH KUMAR JAISWAL**, Son of Sri Banwari Lal Jaiswal, Holding PAN:ACRPJ8687P, by faith Hindu, by occupation Business, residing at 59, King's Road, P.O. Howrah, P.S. Golabari, Howrah-711101, **(4) RAMESH DUBEY**, Son of Late Gupteswar Dubey, Holding PAN:AGKPD3200D, by faith Hindu, by occupation Business, residing at 19, King's Road, P.O. Howrah, P.S. Golabari, Howrah-711101, **(5) NANDAN**

**SOMANI**, Son of Late Govind Ram Somani, Holding PAN:AKUPS2059R, by faith Hindu, by occupation Business, residing at 56/1/1, King's Road, P.O. Howrah, P.S. Golabari, Howrah-711101, (**6**) **BANWARI LAL JHAWAR**, Son of Late Sohan Lal Jhawar, Holding PAN: ABJPJ7311F, by faith Hindu, by occupation Business, residing at 10, Dr, Abani Dutta Road, P.O. Howrah, P.S. Golabari, Howrah-711101, for the purposes concerning the said Property as hereinafter contained:

**NOW KNOW YE BY THESE PRESENTS**, We the Principal, above named do hereby nominate constitute and appoint the said and **TOPCON & COMPANY**, as our true and lawful attorney to do execute exercise and perform all or any of the following acts deeds and things concerning the said Project, i.e. to say:-

1. To have the soil of the said Property tested, to appoint and depute architects, engineers etc. for preparation of plan/s for construction of new building/s at the said Property.
2. To take all the permissions, approvals, sanctions for amalgamation of the said Property and to amalgamate the same in the records of the Municipality/Panchayat/Concerned Authority, if so required.

3. To appear before the competent and/or any other concerned authority for any purposes relating to the Project not specifically mentioned herein.
4. To obtain necessary permissions approvals and sanctions from the concerned authorities in connection with the sanction of plan for construction of the said Project, obtaining Lift License, permission for installation of generator, for obtaining sewerage connection, water supply, electricity supply and/or for modification and changes of the plan and for obtaining the completion and occupancy certificates from the Concerned Authority, any other permission from the Competent Authority under the Urban Land (Ceiling and Regulation) Act, 1976, Fire Department, West Bengal Building (Construction and Transfer) by Promoter Act, Pollution and Environment Control Authorities, Directorate of Electricity, Airport Authority of India and other concerned authorities.
5. To apply for quota and to obtain the same relating to cement, steel, bricks, other building materials etc. from any person whomsoever for the construction of new building(s) at the said Property.
6. To apply for and obtain all utilities and facilities in the new building at the said Property.



7. To build, erect, construct residential and/or commercial building/s and/or Project at or upon Schedule Premises in accordance with the terms of the Development Agreement.
8. For or all any of the purposes aforesaid to sign execute and deliver all papers, plans, documents, etc. as our said attorney may deem fit and proper.
9. To represent us and to appear before any Court of Law, any or all Judicial, Legislative, Executive authority and/or authorities, Public and/or Private authority and/or authorities whomsoever in connection with the powers and authorities hereby granted.
10. To sue, defend, prosecute and litigate with whomsoever concerned in connection with the better management, preservation, security, control, use, occupation and enjoyment of the said property on our behalf as it could be done on personal representation.
11. To sign, verify, draw, draft and prepare any type of application, paper, document, letter, and statement whatsoever and to issue and use the same in connection with the better management, preservation, security, control, use, occupation and enjoyment of the said Property on our behalf as effectually as it could be done personally.



12. To appoint, engage and discharge any Pleader, Solicitor, Advocate, Wakil and/or Attorney/Attorneys in connection with the better management, preservation, security, control, use, occupation and enjoyment of the said Property on our behalf as effectually as it could be done if may be represented physically.
13. To advertise in the newspapers for the transfer of residential flats/commercial spaces in the Project.
14. To obtain bank finance and/or banking facilities from any bank and/or financial institutions and to sign and execute any documents to create a charge and/or mortgage in respect of the constructed area in accordance with and/or under the said Development Agreement.
15. To negotiate with any of the prospective buyer/buyers/ lessees and/or the party and/or parties in order to sale, dispose, alienate, transfer and conveyance of the Flats/Units/Commercial Spaces/Shops/Parking spaces/other saleable areas within the Developer's Allocation, in the said Project in accordance with and/or under the said Development Agreement in the manner as the said attorney shall think fit and proper and to receive consideration in respect thereof.

16. To sign execute register and deliver for in the name and on behalf of the Principal necessary sale agreements agreeing to and/or confirming transfer/assignment of undivided part or share of and in the land comprised in the said Property attributable to and as a property appurtenant to the Flats/Units/Commercial Spaces/Shops /Parking Spaces/any other saleable Areas forming part of Developer's Allocation in the said Project and to receive the consideration in respect thereof.
17. To appoint such person/s as its authorised representative by way of appropriate resolution of Meeting of board of Partners for exercising all powers and authorities under the Development Agreement and for the due performance of the powers and authorities hereby granted.
18. To present for registration with the registering authority the sale agreement executed by the said attorney, in respect of the Flats/Units/Commercial Spaces/Shops/Parking Spaces / any other saleable Areas forming part of Developer's Allocation in the said Project by virtue of the powers conferred and to admit the execution thereof before the Registrar, Sub Registrar, Registrar of Assurances or any registering authority as if We are personally present to admit the execution and registration thereof.



19. To sign execute register and deliver for in the name and on behalf of the Principal necessary agreement(s), deed(s) of sale, assignment, sub-lease, mortgage, gift or otherwise transfer to confirm transfer/assignment of undivided share of and in the land comprised in the said Property attributable to and as a property appurtenant to the Flats/Units/ Commercial Spaces/Shops/Parking Spaces/any other saleable Areas within the Developer's Allocation in the said Project and to present for registration with the registering authority the deed(s) of sale, assignment, sub-lease, mortgage, gift or otherwise transfer executed by the said attorney in respect of the Constructed Space/Saleable Space in the said Project and to admit the execution thereof before the Registrar, Sub Registrar, Registrar of Assurances or any registering authority.
20. To sign transfer forms, documents and writing for mutating the property in the names of the Principal in the records of the Municipality, or other public authorities and to do all other acts in connection therewith.

**AND GENERALLY** to do all acts deeds and things concerning the powers and authorities hereby granted in respect of the developer's share in the building to be built on my aforesaid premises, which we ourselves could have done lawfully if personally present.

Be it mentioned herewith that the Developer/Attorney shall not do any act beyond the terms of the Development Agreement.

**AND** we do hereby ratify and confirm and agree to ratify and confirm all and whatsoever our said Attorney shall lawfully do or cause to be done concerning the power and authority herein intended.

**AND** it is made clear that in the death or incapacity of the Principals and/or any one of them the Attorneys shall be and is duly authorized by the other surviving Principals to act on the basis of the powers hereby granted.

**THE SCHEDULE ABOVE REFERRED TO**

**ALL THAT** Land measuring more or less 19 Cottahs 6 Chittacks 16 Sq.ft. TOGETHER WITH 1400 Sq.ft. structure standing thereon at and being Premises No.22/1, Burnt Salt Gola Lane, Howrah-711001, P.S. Golabari, P.O. Howrah, and butted and bounded in the manner following, that is to say :

**ON THE NORTH** : By Premises No.21, Dobson Road, Howrah

**ON THE SOUTH** : By 7, Hardutt Rai Chamaria Road

**ON THE EAST** : By Hardutt Rai Chamaria Road (Burnt Salt Gola Lane)

**ON THE WEST** : By Dobson Road

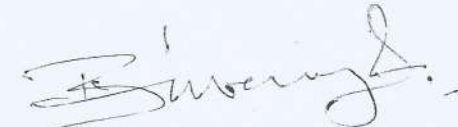
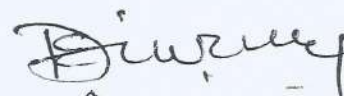

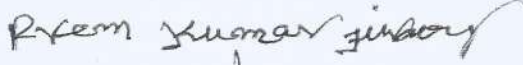
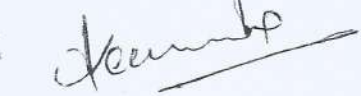


IN WITNESS WHEREOF the parties hereto have hereunto set and  
subscribed their respective hands and seals on 28<sup>th</sup> day of March 2018

**SIGNED SEALED AND  
DELIVERED** by the **PRINCIPAL** in  
the presence of:

1. Jasjit Ghosh  
Horsehand

2. Gour Basu  
Horsehand

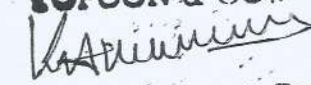
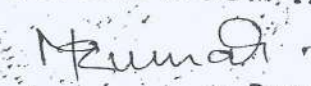
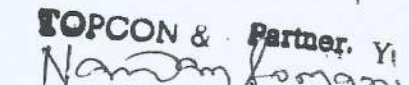
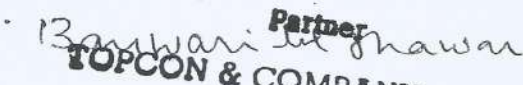
1. 
2. 
3. 
4. 
5. 

**SIGNED SEALED AND ACCEPTED**

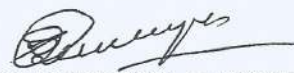
by the **ATTORNEY** in the presence  
of:

W1. Jasjit Ghosh  
Horsehand

W2. Gour Basu  
Horsehand

1.   
Partner.  
TOPCON & COMPANY
2.   
Partner  
TOPCON & COMPANY
3. Rakesh Jainwal.  
Partner.  
TOPCON & COMPANY
4. Ramendra Dubey  
TOPCON & COMPANY
5.   
Partner. YI  
TOPCON & COMPANY
6.   
Partner  
TOPCON & COMPANY














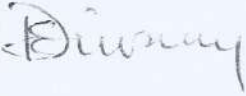











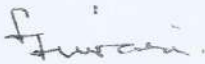










Drafted by me

  
DEBABRATA BANERJEE  
ADVOCATE

W.B./1167/1981  
12/1, Lindsay street, Kolkata-700001



Partner.

Page No.

<p>Signature of the executants/ Presentants</p>					
 					
	<p>Little</p>	<p>Ring</p>	<p>Middle (Left Hand)</p>	<p>Fore</p>	<p>Thumb</p>
					
	<p>Thumb</p>	<p>Fore</p>	<p>Middle (Right Hand)</p>	<p>Ring</p>	<p>Little</p>
 					
	<p>Little</p>	<p>Ring</p>	<p>Middle (Left Hand)</p>	<p>Fore Hand)</p>	<p>Thumb</p>
					
	<p>Thumb</p>	<p>Fore</p>	<p>Middle (Right Hand)</p>	<p>Ring</p>	<p>Little</p>
 					
	<p>Little</p>	<p>Ring</p>	<p>Middle (Left Hand)</p>	<p>Fore</p>	<p>Thumb</p>
					
	<p>Thumb</p>	<p>Fore</p>	<p>Middle (Right Hand)</p>	<p>Ring</p>	<p>Little</p>



Page No.

Signature of the executants/ Presentants					
 <i>Prem Kumar Singh</i>					
	Little	Ring	Middle (Left Hand)	Fore	
	Thumb	Fore	Middle (Right Hand)	Ring	Little
 <i>Sanku</i>					
	Little	Ring	Middle (Left Hand)	Fore (Hand)	Thumb
	Thumb	Fore	Middle (Right Hand)	Ring	Little
	Little	Ring	Middle (Left Hand)	Fore	Thumb
	Thumb	Fore	Middle (Right Hand)	Ring	Little

Page No.

Signature of  
the executants/



*[Handwritten signature]*



Little



Ring



Middle

(Left Hand)



Fore



Thumb



Thumb



Fore



Middle

(Right Hand)



Ring



Little



*[Handwritten signature]*



Little



Ring



Middle  
(Left



Fore  
Hand)



Thumb



Thumb



Fore



Middle

(Right Hand)



Ring



Little



*[Handwritten signature]*



Little



Ring



Middle

(Left Hand)



Fore



Thumb



Thumb



Fore



Middle

(Right Hand)







































Ring



Little



Page No.

Signature of the executants/ Presentants					
					
	Little	Ring	Middle (Left Hand)	Fore	Thumb
					
	Thumb	Fore	Middle (Right Hand)	Ring	Little
					
	Little	Ring	Middle (Left Hand)	Fore (Hand)	Thumb
					
	Thumb	Fore	Middle (Right Hand)	Ring	Little
					
	Little	Ring	Middle (Left Hand)	Fore	Thumb
					
	Thumb	Fore	Middle (Right Hand)	Ring	Little

स्थाई लेखा संख्या

/PERMANENT ACCOUNT NUMBER



ABWPT3410C

नाम /NAME

BIRENDRA KUMAR TIWARY

पिता का नाम / FATHER'S NAME

KESHO PRASAD TIWARY

जन्म तिथि / DATE OF BIRTH

15-08-1951

हस्ताक्षर / SIGNATURE

*Birendra Kumar Tiwary*

*B. K. Tiwary*

भा.व.क.र. आ.पू.सं. प.ब.-III

COMMISSIONER OF INCOME-TAX, W.B.-III

*Birendra Kumar Tiwary*

आयकर विभाग  
INCOME TAX DEPARTMENT

भारत सरकार  
GOVT. OF INDIA

SHRI KRISHNA KUMAR TIWARY  
KESHO PRASAD TIWARY

15/01/1953  
Permanent Account Number

ADBPT2017Q

  
Signature



*In case this card is lost / found, kindly inform / return to :*

Income Tax PAN Services Unit, UTIISL  
Plot No. 3, Sector 11, CBD Belapur,  
Navi Mumbai - 400 614.

यह कार्ड खो जाने पर कृपया सूचित करें/लौटाए :  
आयकर पैन सेवा यूनिट, UTIISL  
प्लॉट नं. 3, सेक्टर 11, सी.बी.डी. बेलपुर,  
नवी मुंबई-400 614.



आयकर विभाग  
INCOME TAX DEPARTMENT

भारत सरकार  
GOVT. OF INDIA

SHRI KRISHNA KUMAR TIWARY  
KESHO PRASAD TIWARY

15/01/1953  
Permanent Account Number

ADBPT2017Q

  
Signature



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प्लॉट नं. 3, सेक्टर 11, सी.बी.डी. बेलपुर,  
नवी मुंबई-400 614

स्थाई लेखा संख्या /PERMANENT ACCOUNT NUMBER

ABUPT3975C



नाम /NAME

PREM KUMAR TIWARY

पिता का नाम /FATHER'S NAME

KESHO PRASAD TIWARY

जन्म तिथि /DATE OF BIRTH

18-01-1963

हस्ताक्षर /SIGNATURE

*Prem Kumar Tiwary*

*BTas*

आयकर आयुक्त, प.ब. - XI

COMMISSIONER OF INCOME-TAX, W.B. - XI

*Prem Kumar Tiwary*

इस कार्ड के खो / गिल जाने पर कृपया जारी करने  
वाले प्राधिकारी को सूचित / वापस कर दें  
संयुक्त आयकर आयुक्त(पत्रादि एवं तकनीकी),  
पी-7,  
चीरंगी रववापर,  
कलकत्ता - 700 069.


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

स्थायी लेखा संख्या /PERMANENT ACCOUNT NUMBER  
ABIPT5227B


नाम /NAME  
DEVENDRA KUMAR TIWARY

पिता का नाम /FATHER'S NAME  
KESHO PRASAD TIWARY

जन्म तिथि /DATE OF BIRTH  
19-01-1965

हस्ताक्षर /SIGNATURE  


शायकर आयुक्त, पी. 7  
COMMISSIONER OF INCOME-TAX, P-7



*Devendra*

इस कार्ड के खो / मिला जाने पर कृपया जारी करने वाले प्राधिकारी को सूचित / यापस कर दें  
सहायक आयुक्त आयुक्त,  
पी-7,  
चौरंगी स्क्वायर,  
कलकत्ता - 700 069.

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

*Devendra*



आयकर विभाग  
INCOME TAX DEPARTMENT



भारत सरकार  
GOVT. OF INDIA


KAMLESH KUMAR RAY

RAMA KANT RAY

17/05/1970

Permanent Account Number

AGLPR2080C

  
Signature



*In case this card is lost / found, kindly inform / return to :*  
Income Tax PAN Services Unit, UTHSL  
Plot No. 3, Sector 11, CBD Belapur,  
Navi Mumbai - 400 614.

यह कार्ड खो जाने पर कृपया सूचित करें / लौटाये :  
आयकर पैन सेवा यूनिट, UTHSL  
प्लॉट नं. ३, सेक्टर ११, सी.बी.डी. बेलापूर,  
नवी मुंबई-४०० ६१४.

आयकर विभाग  
INCOME TAX DEPARTMENT  
MANOJ KUMAR



भारत सरकार  
GOVT. OF INDIA

SHYAM NANDAN SHARMA

18/11/1967  
Permanent Account Number  
AKRPK5277A

*Manoj*

Signature



19022010

इस कार्ड के खोने / पाने पर कृपया सूचित करें / लौटारें :  
आयकर पैन सेवा इकाई, एन एस डी एल  
तीसरी मंजील, सफायर चेंबर्स,  
बानेर टेलिफोन एक्सचेंज के नजदीक,  
बानेर, पुना - 411 045.

*If this card is lost / someone's lost card is found,  
please inform / return to :*

Income Tax PAN Services Unit, NSDL  
3rd Floor, Sapphire Chambers,  
Near Baner Telephone Exchange,  
Baner, Pune - 411 045.

Tel: 91-20-2721 8080, Fax: 91-20-2721 8081  
e-mail: [unitinfo@nsdl.co.in](mailto:unitinfo@nsdl.co.in)



आयकर विभाग  
INCOME TAX DEPARTMENT



भारत सरकार  
GOVT. OF INDIA

RAKESH KUMAR JAISWAL

BANWARI LAL JAISWAL

01/03/1979

Permanent Account Number

ACRPJ8687P

*Rakesh Jain*  
Signature

173  
3  
36/77



आयकर विभाग

INCOME TAX DEPARTMENT



भारत सरकार

GOVERNMENT OF INDIA

RAMESH DUBEY

GUPTESHWAR DUBEY

10/12/1967

Permanent Account Number

AGKPD3200D

*Ramesh Dubey*

Signature





आयकर विभाग

INCOME TAX DEPARTMENT

NANDAN SOMANI

GOVINDRAM SOMANI

18/11/1971

Permanent Account Number

AKUPS2059R

Nandan Somani  
Signature



भारत सरकार

GOVT. OF INDIA



*In case this card is lost / found, kindly inform / return to:*  
Income Tax PAN Services Unit, UTIITSL  
Plot No. 3, Sector 11, CBD Belapur,  
Navi Mumbai - 400 614.

इस कार्ड के खोने/पाने पर कृपया सूचित करें/लौटाएं :  
आयकर पैन सेवा यूनिट, UTIITSL  
प्लॉट नं: ३, सेक्टर ११, सीडीबी बेलपुर,  
नवी मुंबई-४०० ६१४

आयकर विभाग  
INCOME TAX DEPARTMENT

BANWARI LAL JHAWAR  
SOHAN LAL JHAWAR

07/01/1960  
Permanent Account Number

ABJPJ7311F

*B.L. Jhawar*  
Signature



भारत सरकार  
GOVT. OF INDIA





## Major Information of the Deed

Deed No :	I-0501-02131/2018	Date of Registration	28/03/2018
Query No / Year	0501-1000094037/2018	Office where deed is registered	
Query Date	28/03/2018 2:30:49 PM	D.S.R.-I HOWRAH, District: Howrah	
Applicant Name, Address & Other Details	Kamlesh Kumar Ray Thana : Howrah, District : Howrah, WEST BENGAL, Mobile No. : 9831180074, Status : Buyer/Claimant		
Transaction	Additional Transaction		
[0138] Sale, Development Power of Attorney after Registered Development Agreement			
Set Forth value	Market Value		
Rs. 4,000/-	Rs. 6,81,74,190/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 50/- (Article:48(g))	Rs. 39/- (Article:E, M(b), H)		
Remarks	Development Power of Attorney after Registered Development Agreement of [Deed No/Year]:- 050102130/2018 Received Rs. 50/- ( FIFTY only ) from the applicant for issuing the assement slip.(Urban area)		

### Land Details :

District: Howrah, P.S:- Golabari, Corporation: HOWRAH MUNICIPAL CORPORATION, Road: Burn Salt Gola Lane, , Premises No. 22

Sch No	Plot Number	Khatian Number	Land Use Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1			Bastu		16 Katha 4 Chatak	1,000/-	2,25,31,601/-	Property is on Road

District: Howrah, P.S:- Golabari, Corporation: HOWRAH MUNICIPAL CORPORATION, Road: Dobson Road, , Premises No. 20

Sch No	Plot Number	Khatian Number	Land Use Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L2			Bastu		3 Katha 2 Chatak 16 Sq Ft	1,000/-	1,77,27,988/-	Property is on Road

District: Howrah, P.S:- Golabari, Corporation: HOWRAH MUNICIPAL CORPORATION, Road: Burn Salt Gola Lane, , Premises No. 22/1

Sch No	Plot Number	Khatian Number	Land Use Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L3			Bastu		19 Katha 6 Chatak	1,000/-	2,68,64,601/-	Property is on Road
Grand Total :					63.9742Dec	3,000 /-	671,24,190 /-	

### Structure Details :









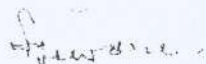
Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	1400 Sq Ft.	1,000/-	10,50,000/-	Structure Type: Structure

Gr. Floor, Area of floor : 1400 Sq FL, Residential Use, Cemented Floor, Age of Structure: 5 Years, Roof Type: Pucca, Extent of Completion: Complete


	Total :	1400 sq ft	1,000 /-	10,50,000 /-	
--	---------	------------	----------	--------------	--






## Principal Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	<b>Name</b> <b>Mr Birendra Kumar Tiwary</b> Son of Late Keshaw Prasad Tiwary Executed by: Self, Date of Execution: 28/03/2018 , Admitted by: Self, Date of Admission: 28/03/2018 ,Place : Office	 28/03/2018	 LTI 28/03/2018	 28/03/2018
22/1, Hardutt Rai Chamaria Road, P.O:- Howrah, P.S:- Howrah, Howrah, District:-Howrah, West Bengal, India, PIN - 711101 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: ABWPT3410C, Status :Individual, Executed by: Self, Date of Execution: 28/03/2018 , Admitted by: Self, Date of Admission: 28/03/2018 ,Place : Office				
2	<b>Name</b> <b>Mr Krishna Kumar Tiwary</b> Son of Late Keshaw Prasad Tiwary Executed by: Self, Date of Execution: 28/03/2018 , Admitted by: Self, Date of Admission: 28/03/2018 ,Place : Office	 28/03/2018	 LTI 28/03/2018	 28/03/2018
22/1, Hardutta Rai Chamaria Road, P.O:- Howrah, P.S:- Howrah, Howrah, District:-Howrah, West Bengal, India, PIN - 711101 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: ADBPT2017Q, Status :Individual, Executed by: Self, Date of Execution: 28/03/2018 , Admitted by: Self, Date of Admission: 28/03/2018 ,Place : Office				
3	<b>Name</b> <b>Mr Surendra Kumar Tiwary</b> Son of Late Keshaw Prasad Tiwary Executed by: Self, Date of Execution: 28/03/2018 , Admitted by: Self, Date of Admission: 28/03/2018 ,Place : Office	 28/03/2018	 LTI 28/03/2018	 28/03/2018
22/1, Hardutta Rai Chamaria Road, P.O:- Howrah, P.S:- Howrah, Howrah, District:-Howrah, West Bengal, India, PIN - 711101 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: ABQPT6902P, Status :Individual, Executed by: Self, Date of Execution: 28/03/2018 , Admitted by: Self, Date of Admission: 28/03/2018 ,Place : Office				



Name	Photo	Fingerprint	Signature
<b>Mr Prem Kumar Tiwary</b> Son of Late Keshaw Prasad Tiwary Executed by: Self, Date of Execution: 28/03/2018 , Admitted by: Self, Date of Admission: 28/03/2018 ,Place : Office			
	28/03/2018	LTI 28/03/2018	28/03/2018

22/1, Hardutt Rai Chamaria Road, P.O:- Howrah, P.S:- Howrah, Howrah, District:-Howrah, West Bengal, India, PIN - 711101 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No. : ABUPT3975C, Status :Individual, Executed by: Self, Date of Execution: 28/03/2018 , Admitted by: Self, Date of Admission: 28/03/2018 ,Place : Office










Name	Photo	Fingerprint	Signature
<b>Mr Devendra Kumar Tiwary</b> Son of Late Keshaw Prasad Tiwary Executed by: Self, Date of Execution: 28/03/2018 , Admitted by: Self, Date of Admission: 28/03/2018 ,Place : Office			
	28/03/2018	LTI 28/03/2018	28/03/2018

22/1, Hardutt Rai Chamaria Road, P.O:- Howrah, P.S:- Howrah, Howrah, District:-Howrah, West Bengal, India, PIN - 711101 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No. : ABPIT5227B, Status :Individual, Executed by: Self, Date of Execution: 28/03/2018 , Admitted by: Self, Date of Admission: 28/03/2018 ,Place : Office

**Attorney Details :**

Sl No	Name,Address,Photo,Finger print and Signature
1	<b>Topcon And Company</b> 106 Kiran Chandra Sinha Road Block D1 D2, Block/Sector: Connector Ground Floor, P.O:- Shibpur, P.S:- Shibpur, Howrah, District:-Howrah, West Bengal, India, PIN - 711102 , PAN No. : AGLPR2080C, Status :Organization, Executed by: Representative












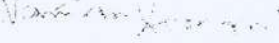
**Representative Details :**

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> <b>Mr Kamlesh Kumar Ray (Presentant)</b>            Son of Mr Ramakant Ray            Date of Execution - 28/03/2018, , Admitted by: Self, Date of Admission: 28/03/2018, Place of Admission of Execution: Office         </td> <td></td> <td></td> <td></td> </tr> <tr> <td></td> <td>Mar 28 2018 3:11PM</td> <td>LTI 28/03/2018</td> <td>28/03/2018</td> </tr> </tbody> </table>	Name	Photo	Finger Print	Signature	<b>Mr Kamlesh Kumar Ray (Presentant)</b> Son of Mr Ramakant Ray Date of Execution - 28/03/2018, , Admitted by: Self, Date of Admission: 28/03/2018, Place of Admission of Execution: Office					Mar 28 2018 3:11PM	LTI 28/03/2018	28/03/2018
Name	Photo	Finger Print	Signature										
<b>Mr Kamlesh Kumar Ray (Presentant)</b> Son of Mr Ramakant Ray Date of Execution - 28/03/2018, , Admitted by: Self, Date of Admission: 28/03/2018, Place of Admission of Execution: Office													
	Mar 28 2018 3:11PM	LTI 28/03/2018	28/03/2018										





711101, Sex: Male, By Caste: Hindu, Occupation: Representative, Representative of: Topcon And Company (as partner)

District: Howrah, West Bengal, India, PIN - 711102, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.: AGLPR2080C, Company (as partner)

2	Name	Photo	Finger Print	Signature
	<b>Mr Manoj Kumar</b> Son of Mr. Shyam Nandan Sharma Date of Execution 28/03/2018, , Admitted by: Self, Date of Admission: 28/03/2018, Place of Admission of Execution: Office	 Mar 28 2018 3:12PM	 LTI 28/03/2018	 28/03/2018
106, Kiran Chandra Sinha Road, P.O:- Shibpur, P.S:- Shibpur, Howrah, District:-Howrah, West Bengal, India, PIN - 711102, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.: AKRPK5277A Status : Representative, Representative of : Topcon And Company (as partner)				
3	Name	Photo	Finger Print	Signature
	<b>Mr Rakesh Kumar Jaiswal</b> Son of Mr. Banwari Lal Jaiswal Date of Execution 28/03/2018, , Admitted by: Self, Date of Admission: 28/03/2018, Place of Admission of Execution: Office	 Mar 28 2018 3:14PM	 LTI 28/03/2018	 28/03/2018
59, Kings Road, P.O:- Howrah, P.S:- Howrah, Howrah, District:-Howrah, West Bengal, India, PIN - 711101, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.: ACRPJ8687P Status : Representative, Representative of : Topcon And Company (as partner)				
4	Name	Photo	Finger Print	Signature
	<b>Mr Ramesh Dubey</b> Son of Late. Gopleswar Dubey Date of Execution 28/03/2018, , Admitted by: Self, Date of Admission: 28/03/2018, Place of Admission of Execution: Office	 Mar 28 2018 3:14PM	 LTI 28/03/2018	 28/03/2018
19, Kings Road, P.O:- Howrah, P.S:- Golabari, Howrah, District:-Howrah, West Bengal, India, PIN - 711101, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.: AGKPD3200D Status : Representative, Representative of : Topcon And Company (as partner)				
5	Name	Photo	Finger Print	Signature
	<b>Mr Nandan Somani</b> Son of Late Govind Ram Somani Date of Execution - 28/03/2018, , Admitted by: Self, Date of Admission: 28/03/2018, Place of Admission of Execution: Office	 Mar 28 2018 3:13PM	 LTI 28/03/2018	 28/03/2018

Major Information of the Deed :- I-0501-02131/2018-28/03/2018

711101, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.: AKUPS2059R  
Status : Reoresentative, Representative of : Topcon And Company (as partner)

6 Name	Photo	Finger Print	Signature
<b>Mr Banwari Lal Jhawar</b> Son of Late Sohan Lal Jhawar Date of Execution 28/03/2018, , Admitted by: Self, Date of Admission: 28/03/2018, Place of Admission of Execution: Office	 Mar 28 2018 3:10PM	 LTI 28/03/2018	 28/03/2018

10, Dr. Abani Dutta Road, P.O:- Howrah, P.S:- Golabari, Howrah, District:-Howrah, West Bengal, India,  
PIN - 711101, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.::  
ABJPJ7311F Status : Representative, Representative of : Topcon And Company (as partner)

**Identifier Details :**

**Name & address**

Mr Gour Barui  
Son of Late Upananda Barui  
Howrah Court, P.O:- Howran, P.S:- Howrah, Howrah, District:-Howrah, West Bengal, India, PIN - 711101, Sex: Male, By  
Caste: Hindu, Occupation: Law Clerk, Citizen of: India, , Identifier Of Mr Birendra Kumar Tiwary, Mr Krishna Kumar  
Tiwary, Mr Surendra Kumar Tiwary, Mr Prem Kumar Tiwary, Mr Devendra Kumar Tiwary, Mr Kamlesh Kumar Ray, Mr  
Manoj Kumar, Mr Rakesh Kumar Jaiswal, Mr Ramesh Dubey, Mr Nandan Somani, Mr Banwari Lal Jhawar

28/03/2018



**Transfer of property for L1**

Sl.No	From	To. with area (Name-Area)
1	Mr Birendra Kumar Tiwary	Topcon And Company-5.3625 Dec
2	Mr Krishna Kumar Tiwary	Topcon And Company-5.3625 Dec
3	Mr Surendra Kumar Tiwary	Topcon And Company-5.3625 Dec
4	Mr Prem Kumar Tiwary	Topcon And Company-5.3625 Dec
5	Mr Devendra Kumar Tiwary	Topcon And Company-5.3625 Dec

**Transfer of property for L2**

Sl.No	From	To. with area (Name-Area)
1	Mr Birendra Kumar Tiwary	Topcon And Company-1.03858 Dec
2	Mr Krishna Kumar Tiwary	Topcon And Company-1.03858 Dec
3	Mr Surendra Kumar Tiwary	Topcon And Company-1.03858 Dec
4	Mr Prem Kumar Tiwary	Topcon And Company-1.03858 Dec
5	Mr Devendra Kumar Tiwary	Topcon And Company-1.03858 Dec

**Transfer of property for L3**

Sl.No	From	To. with area (Name-Area)
1	Mr Birendra Kumar Tiwary	Topcon And Company-6.39375 Dec
2	Mr Krishna Kumar Tiwary	Topcon And Company-6.39375 Dec
3	Mr Surendra Kumar Tiwary	Topcon And Company-6.39375 Dec
4	Mr Prem Kumar Tiwary	Topcon And Company-6.39375 Dec
5	Mr Devendra Kumar Tiwary	Topcon And Company-6.39375 Dec

**Transfer of property for S1**

Sl.No	From	To. with area (Name-Area)
1	Mr Birendra Kumar Tiwary	Topcon And Company-280.00000000 Sq Ft
2	Mr Krishna Kumar Tiwary	Topcon And Company-280.00000000 Sq Ft
3	Mr Surendra Kumar Tiwary	Topcon And Company-280.00000000 Sq Ft
4	Mr Prem Kumar Tiwary	Topcon And Company-280.00000000 Sq Ft
5	Mr Devendra Kumar Tiwary	Topcon And Company-280.00000000 Sq Ft



On 28-03-2018

**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 14:34 hrs on 28-03-2018, at the Office of the D.S.R.-I HOWRAH by Mr Kamiesh Kumar Ray .

**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 6,81,74,190/-

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

Execution is admitted on 28/03/2018 by 1. Mr Birendra Kumar Tiwary, Son of Late Keshaw Prasad Tiwary, 22/1, Hardutt Rai Chamaria Road, P.O: Howrah, Thana: Howrah, , City/Town: HOWRAH, Howrah, WEST BENGAL, India, PIN - 711101, by caste Hindu, by Profession Business, 2. Mr Krishna Kumar Tiwary, Son of Late Keshaw Prasad Tiwary, 22/1, Hardutta Rai Chamaria Road, P.O: Howrah, Thana: Howrah, , City/Town: HOWRAH, Howrah, WEST BENGAL, India, PIN - 711101, by caste Hindu, by Profession Business, 3. Mr Surendra Kumar Tiwary, Son of Late Keshaw Prasad Tiwary, 22/1, Hardutta Rai Chamaria Road, P.O: Howrah, Thana: Howrah, , City/Town: HOWRAH, Howrah, WEST BENGAL, India, PIN - 711101, by caste Hindu, by Profession Business, 4. Mr Prem Kumar Tiwary, Son of Late Keshaw Prasad Tiwary, 22/1, Hardutt Rai Chamaria Road, P.O: Howrah, Thana: Howrah, , City/Town: HOWRAH, Howrah, WEST BENGAL, India, PIN - 711101, by caste Hindu, by Profession Business, 5. Mr Devendra Kumar Tiwary, Son of Late Keshaw Prasad Tiwary, 22/1, Hardutt Rai Chamaria Road, P.O: Howrah, Thana: Howrah, , City/Town: HOWRAH, Howrah, WEST BENGAL, India, PIN - 711101, by caste Hindu, by Profession Business

Identified by Mr Gour Barui, , Son of Late Upananda Barui, Howrah Court, P.O: Howrah, Thana: Howrah, , City/Town: HOWRAH, Howrah, WEST BENGAL, India, PIN - 711101, by caste Hindu, by profession Law Clerk

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

Execution is admitted on 28-03-2018 by Mr Ramesh Dubey, partner, Topcon And Company, 106 Kiran Chandra Sinha Road Block D1 D2, Block/Sector: Connector Ground Floor, P.O:- Shibpur, P.S:- Shibpur, Howrah, District:-Howrah, West Bengal, India, PIN - 711102

Identified by Mr Gour Barui, , Son of Late Upananda Barui, Howrah Court, P.O: Howrah, Thana: Howrah, , City/Town: HOWRAH, Howrah, WEST BENGAL, India, PIN - 711101, by caste Hindu, by profession Law Clerk

Execution is admitted on 28-03-2018 by Mr Nandan Somani, partner, Topcon And Company, 106 Kiran Chandra Sinha Road Block D1 D2, Block/Sector: Connector Ground Floor, P.O:- Shibpur, P.S:- Shibpur, Howrah, District:-Howrah, West Bengal, India, PIN - 711102

Identified by Mr Gour Barui, , Son of Late Upananda Barui, Howrah Court, P.O: Howrah, Thana: Howrah, , City/Town: HOWRAH, Howrah, WEST BENGAL, India, PIN - 711101, by caste Hindu, by profession Law Clerk

Execution is admitted on 28-03-2018 by Mr Banwari Lal Jhawar, partner, Topcon And Company, 106 Kiran Chandra Sinha Road Block D1 D2, Block/Sector: Connector Ground Floor, P.O:- Shibpur, P.S:- Shibpur, Howrah, District:-Howrah, West Bengal, India, PIN - 711102

Identified by Mr Gour Barui, , Son of Late Upananda Barui, Howrah Court, P.O: Howrah, Thana: Howrah, , City/Town: HOWRAH, Howrah, WEST BENGAL, India, PIN - 711101, by caste Hindu, by profession Law Clerk

Execution is admitted on 28-03-2018 by Mr Kamlesh Kumar Ray, partner, Topcon And Company, 106 Kiran Chandra Sinha Road Block D1 D2, Block/Sector: Connector Ground Floor, P.O:- Shibpur, P.S:- Shibpur, Howrah, District:-Howrah, West Bengal, India, PIN - 711102

Identified by Mr Gour Barui, , Son of Late Upananda Barui, Howrah Court, P.O: Howrah, Thana: Howrah, , City/Town: HOWRAH, Howrah, WEST BENGAL, India, PIN - 711101, by caste Hindu, by profession Law Clerk

Execution is admitted on 28-03-2018 by Mr Manoj Kumar, partner, Topcon And Company, 106 Kiran Chandra Sinha Road Block D1 D2, Block/Sector: Connector Ground Floor, P.O:- Shibpur, P.S:- Shibpur, Howrah, District:-Howrah, West Bengal, India, PIN - 711102

Identified by Mr Gour Barui, , Son of Late Upananda Barui, Howrah Court, P.O: Howrah, Thana: Howrah, , City/Town: HOWRAH, Howrah, WEST BENGAL, India, PIN - 711101, by caste Hindu, by profession Law Clerk

Execution is admitted on 28-03-2018 by Mr Rakesh Kumar Jaiswal, partner, Topcon And Company, 106 Kiran Chandra Sinha Road Block D1 D2, Block/Sector: Connector Ground Floor, P.O:- Shibpur, P.S:- Shibpur, Howrah, District:-Howrah, West Bengal, India, PIN - 711102

Indeend by Mr. Gouri Barui, Son of Late Gopalananda Barui, Howrah Court, P. O. Howrah, Thana: Howrah, City/Town: HOWRAH, Howrah, WEST BENGAL, India, PIN - 711101, by caste Hindu, by profession Law Clerk

**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 50/-

Description of Stamp

1. Stamp: Type Impressed, Serial no 361908, Amount: Rs.50/-, Date of Purchase: 19/03/2018, Vendor name: G C Saha

*Tapas Dutta*

**Tapas Dutta**  
**DISTRICT SUB-REGISTRAR**  
**OFFICE OF THE D.S.R.-I HOWRAH**  
**Howrah, West Bengal**

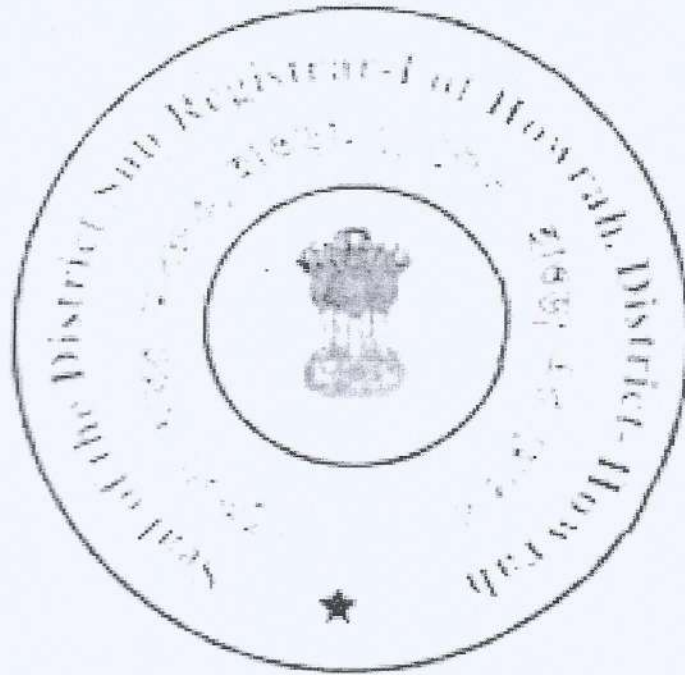


Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 0501-2018, Page from 65677 to 65714

being No 050102131 for the year 2018.



Digitally signed by TAPAS DUTTA  
Date: 2018.03.29 17:47:26 -07:00  
Reason: Digital Signing of Deed.

*Tapas Dutta*

(Tapas Dutta) 3/29/2018 5:46:42 PM  
DISTRICT SUB-REGISTRAR  
OFFICE OF THE D.S.R.-I HOWRAH  
West Bengal.

(This document is digitally signed.)