07174/21

I-7242/2021

भारतीय गैर न्यायिक

भारत

पचास रुपये

रु.50

FIFTY RUPEES

Rs.50

INDIA

INDIA NON JUDICIAL

पश्चिमबङ्गा पश्चिम बंगाल WEST BENGAL

AA 119269

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

District Sub-Registrar-II
Alipore, South 24 Parganas

08 SEP 2021

08 SEP 2021

POWER OF ATTORNEY

THIS POWER OF ATTORNEY executed at Kolkata on this the 4th day of September 2021,

By

114983

11 JUL 2020

Name : A. Samanta
Advocate
Address : High Court
Vendor : Calcutta

I. CHAKRABORTY
68, Dr. Rajendra Prasad Sarani
Kolkata - 700 001

Arpan Dutta

5944

SRIJI NPR REALTY LLP

Arpan Dutta
Authorized Signatory

5945

SRIJI NPR REALTY LLP

Arpan Jaiswal
Authorized Signatory

5946

Ashok Kumar Bothra

5947

Kusum Bothra

District Sub-Registrar-II
Alipore, South 24 Parganas

14 SEP 2021

5948

Alok Kr Samanta
Alok Kr Samanta
S/o Lt Abani Samanta
12/1, Old Post Office Street
P.O & P.S - Hare Street.
Kolkata - 700001
occ - Owner

(1) MR. ASHOK KUMAR BOTHRA (Pan ADHPB6473E), (Mobile No. 9830416551), (Aadhaar No. 6813 9416 6843), son of Late Chhattrapati Bothra alias Chhatrapati Bothra, by faith - Hindu, by occupation - Business, **AND (2) MRS. KUSUM BOTHRA (Pan AEAPB1205Q), (Mobile No. 9330589979), (Aadhaar No. 3542 8722 7597),** wife of Ashok Kumar Bothra, by faith - Hindu, by occupation - Housewife, both are residing 33, Bondel Road, Karaya, Post Office - Ballygunge, Police Station - Karaya, Kolkata – 700 019, District – South 24 Parganas, hereinafter referred to as the **PRINCIPAL;IS BEING EXECUTED IN FAVOUR OF**

SRIJI NPR REALTY LLP (PAN ABMFM8883A) a firm registered under the Limited Liabilities Partnership Act 2008 having its registered office at Biowonder Building, 789, Anandapur, 14th Floor, Unit No. 1402, Kolkata – 700 107,Police Station + Post Office – Anandapur, represented by **(1) MR. ANANT NATHANY (Pan ACRPM7067R), (Mobile no. 9831656951), (Aadhaar No.8325 2321 9317),** son of Mr. Rajesh Nathany, by faith - Hindu, by occupation Business, residing at 10A, Ballygunge Circular Road, Kolkata – 700 019, Police Station + Post Office - Ballygunge, District-South 24 Parganas, **AND (2) MR. ARPAN DUTTA (PAN ARQPD3478A), (Mobile No. 8334888298), (Aadhaar No. 6890 2990 4553),** son of Mr. Sambhu Nath Datta, residing at Vill-Kamarpol (Ramkrishna Polly), Post Office - Sarisha Police Station - Diamond Harbour, District-South 24 Parganas, Pin – 743368, hereinafter, referred to as the **ATTORNEY**.

WHEREAS the Principal is the owner of the premises described in the **SCHEDULE** hereunder written (the "**PREMISES**").

AND WHEREAS the Principal under the agreement dated the 25thday of August, 2021, with **Development Agreement** (the "**SAID AGREEMENT**") and **registered at the office of D.S.R.-II, South 24 Parganas, WEST BENGAL, in Book no. 1, Volume no. 1602-2021, Pages from 273423 to 273471, being no. 160206852 of 2021,** has appointed the said **SRIJI NPR REALTY LLP** (the "**DEVELOPER**") as the developer of the project on the Premises by constructing a building there at (the "**PROJECT**") for the consideration and on the terms and conditions as contained in the Said Agreement.

AND WHEREAS for the purpose of construction and development of the Project on the Premises, the Principal is desirous of nominating, appointing and constituting **MR. ANANT NATHANY and**

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MR. ARPAN DUTTA, as its lawful Attorney (the "**ATTORNEY**") to act, do and perform the following acts, deeds, matters and things.

KNOW YE ALL MEN BY THESE PRESENTS, the Principal do hereby appoint and nominate the Attorney as its **TRUE AND LAWFUL ATTORNEY** on its behalf and in its name to do, jointly and/or severally, the following acts, deeds and things relating to the Project to be constructed and/or developed at the Premises.

1. To apply for and have the required permissions and approvals obtained from the authorities under the Real Estate (Regulation and Development) Act 2016 (RERA) read with the West Bengal Real Estate (Regulation and Development) Rules 2021 (the "**Rules**") for registration of the Project on the said Premises with the authorities under RERA and/or the Rules made thereunder and also to do periodic compliance as may be so required to be done under the said RERA read with the said Rules and/or also to obtain all permissions, sanctions, clearances and NOC's from all other concerned offices and/or authorities as may be so applicable or any other concerned government departments/offices and to sign and submit all papers, applications, forms and undertakings and pay all fees, charges and bear all costs and expenses.

2. To prepare, submit correspond, receive and sign all papers like plans, applications, affidavits, indemnities, letters, authorizations and corrections, and/or boundary declarations, if required, for the said Premises, to appear and to represent before the competent authorities of the respective departments or bodies of both Central and State Governments and/or such other relevant and concerned authorities competent authorities including all administrative offices of the Government of West Bengal and also including the concerned municipal authorities, as also Rajpur Sonarpur Municipality, Urban Land Ceiling Authorities, Airports Authority of India, Bharat Sanchar Nigam Ltd., West Bengal Pollution Control Board/ Environment Department, Govt. Of West Bengal, Directorate of Town and Country Planning, West Bengal Police, Microwave Department, Fire-fighting authorities, Land & Land Reform Department of the Govt. of West Bengal W.B. tourism department, industries department etc., for obtaining necessary certificates, sanctions, permissions, exemptions, no objection certificates orders etc., connected with the development of the Project on the Premises and in this respect to do and/or caused to be done any one or more of the following:

a) Demolition of existing structures on the Premises (if any)

b) Construction of the new building/the Project

District Sub-Registrar-II, Alipore
South 24 Parganas

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04 SEP 2024

c) Additions, revisions, alterations, renewals and regularization of the new building/the Project.

d) Obtaining permanent or temporary service connections of water-supply, drainage, sewerage and electricity

3. To apply for and obtain sanction of the building plan in respect of the Premises and to further apply for and obtain any modification or alterations thereto from time to time and at all times hereafter.

4. To apply for quotas, entitlements and other allocations for cement, steel, bricks and any other building material that may be required for the Project on the Premises.

5. To sign and execute all plans, sketches, maps, declarations, forms, petitions, letters or any other documents relating to or in connection with applying for and obtaining sanction of plan in respect of the Project to be constructed on the Premises.

6. To obtain delivery of the sanction plan from the concerned authority for the development of the Said Premises.

7. To enter upon the Premises with men and material as may be required for the purpose of development work and erect the new buildings as per the building plans to be sanctioned

8. To pay fees to obtain sanction or modification and such other orders and permissions from the necessary authorities as be expedient for sanction, modification and/or alteration of the sanctioned plans and submit all the papers and documents as may be required by the necessary authorities and to appoint Engineers, Architects and other Agents, contractors and sub–contractors for the aforesaid purposes as the Attorney shall think fit and proper.

9. To obtain refund of the excess amount of fees, if any, paid for the purpose of sanction, modification and/or alteration of the Plans to any authority or authorities.

10. To apply for and obtain electricity gas, water, sewerage, drainage, telephone or other connections of any other utility to the Premises and/or to make alterations therein and to close down and/or have disconnected the same and for that purpose to sign, execute and submit all papers, applications, documents and plans and to do all other acts, deeds and things as may be deemed fit and proper by the said Attorney.

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14 SEP 2021

11. To pay all rates, taxes, charges, expenses and other outgoings whatsoever payable for and on account of the Premises or any part thereof.

12. To appear and represent the Principal before all authorities for fixation and/or finalization of the annual valuation of the Premises and for that purpose to sign, execute and submit necessary papers and documents and to do all acts, deeds and things as the Attorney may deem fit and proper.

13. To sign all documents and agreements including tripartite agreements with the banks and/or financial institutions which may be required to be so signed to enable the intending allottees/purchasers/transferees/lessees to obtain housing finance for the constructed spaces/units in the Project intended to be purchased by them and also to do all other acts, deeds, matters and things in this regard.

14. To sign all documents and applications with the banks and/or financial institutions which may be required to obtain in principal approval for Housing Loan.

15. To collect sale proceeds, preferential location charges, floor escalation charges, and/or advances and/or security deposit and/or reimbursement of various charges from the intending allottees/purchasers/transferees against sale of the proposed constructed areas in the proposed Project only after giving prior information of all such receivables to the Principal and obtaining concurrence of the Principal on all such receivables.

16. To negotiate for sale/lease and/or transfer of the flats/constructed spaces/ units and/or the rights appurtenant thereto in the Project and to issue booking intimations, provisional allotment letters and/or letters and/or documents for and in connection with booking and/or provisional allotment of flats/units/constructed spaces within the Project and also to sign, execute, enter into, modify, cancel, alter, draw and approve, agreements containing such provisions and with such purchasers and/or other persons as will be provided for in the sale agreements to be entered into with the intending transferees, and to receive earnest moneys and/or part and/or full consideration, service charges, taxes, deposits, reimbursements and other amounts therefore and grant valid receipts and discharges for the same there under and also to fulfill and enforce mutual obligations there under but in case of such sale/lease/transfer, as the case may be, the Attorney shall keep the Principal fully informed.

District Sub-Registrar-II, Alipore
South 24 Pgs

District sub-Registrar-II

Alipore, South 24 Parganas

0 4 SEP 1994

17. To engage Advocates and to commence prosecute enforce defend answer and oppose all actions and other legal proceedings and demands touching any of the matters concerning construction of the Project on the Premises or any part thereof and if thought fit to compromise settle, refer to arbitration, abandon, submit to judgment or become non – suited in any such action proceedings aforesaid before any Court, Civil or Criminal Tribunal or Revenue including the Rent Controller.

18. To deposit and withdraw fees, documents and monies in and from any Court or Courts and /or any other person or Authority and give valid receipts and discharges therefor.

19. To sign, declare and/or affirm any plaint, written statement, petition, affidavit, verification, vakalatnama, warrant of attorney, Memo of Appeal or any other documents or papers in any proceedings or in any way connected therewith.

20. To file appeals, references, revisions and appear and represent before the competent authorities in respect of any matter relating to the construction of the Project on the Premises.

21. To make and sign necessary application or pursue and follow up all applications already made and/or to be made to the appropriate Government Department, Local authority or other competent authorities including appropriate authorities under the laws for the time being in force, for registration and for all other matters in connection with the construction of the Project on the Premises in pursuance of the Plan to be sanctioned by the concerned municipal authorities and make payment of all charges and fees therefore and recovery of compensation, if any.

22. For all or any of the purposes hereinbefore stated to appear and represent the Principal before all authorities having jurisdiction and to sign, execute and submit papers and documents.

23. To apply for and obtain partial or complete Completion and/or Occupancy Certificate from the concerned municipal and other authorities and/or any other competent authority, as the case may be.

24. To sign, execute and register and to appear before the sub registrar and/or the concerned registrar to register Agreement(s) for sale of the constructed spaces within the new building at the said Premises.

25. **Be it noted** that this Power of Attorney is being granted in favour of the Attorney without any consideration and no right title and interest is created in favour of the Attorney on the Premises

District Sub-Registrar-II, Alipore
South 24 Parganas

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Alipore, South 24 Parganas

04 SEP 2019

and the said Attorney shall have power to make construction or development work of the new building/Project on the Premises.

26. This Power of Attorney shall remain valid till the completion of the Project on the Premises and/or sale and/or transfer of of the constructed areas/units of the Project on the said Premises.

AND GENERALLY the Attorney and each of them shall do, jointly and/or severally, as the case may be, all acts, deeds and things, which are necessary for developing the Project on the Premises in the manner aforesaid fully and effectively, and to do all acts incidental and ancillary thereto **AND** the **PRINCIPAL** hereby agree to ratify and confirm all and whatsoever the **ATTORNEY** shall, jointly and/or severally, do, execute or perform or cause to be done executed or performed in connection with the development of the Project on the Premises in terms of the Said Agreement.

AND it is clarified that the terms and expressions used herein shall, unless there be something contrary or repugnant to the subject or context, have the meanings assigned to them in the Said Agreement.

AND it is further clarified that while exercising the powers and authorities hereby conferred the Attorney, shall, jointly and/or severally, not do any act, deed or thing which would go against the express provisions of or the spirit of the Said Agreement.

THE SCHEDULE ABOVE REFERRED TO

(Premises)

ALL THAT the piece and parcel of factory land measuring **1 Bigha 13 Cottah 3 Chittack and 33 Sq.Ft. (55 Decimal) more or less**, lying and situated at **Premises No. 222, Mahamayatala, Kolkata – 700 084, in Ward No. 2 8, Mouza – Barhans Fartabad, J.L. No. 47, Police Station -at present Narendrapur (previously Sonarpur), Post Office – Garia, District – 24 Parganas (South), comprised in R.S. Dag No. 508, 509, 514, 515, 516, 517 and 518, R.S. Khatian No. 519, 746, 886**, as delineated in **"RED"** border on the plan annexed hereto and together with all rights advantages, privileges and easements appurtenant thereto and butted and bounded and as follows;

ON THE NORTH	:	**Holding No. 307, Garia Main Road**
ON THE SOUTH	:	**Holding No. 423, Garia Main Road**
ON THE EAST	:	**Holding No. 550, Mondal Para Road**
ON THE WEST	:	**Holding No. 83, 85, 41,Garia Main Road**

District Sub-Registrar-II, Alipore
South 24 Parganas

District sub-Registrar-II

Alipore, South 24 Parganas

14 SEP 2021

IN WITNESS WHEREOF, THE PRINCIPAL HAVE ON THIS DAY EXECUTED THIS POWER OF ATTORNEY AT KOLKATA ON THE DATE, MONTH AND YEAR FIRST ABOVE MENTIONED

SIGNED AND DELIVERED by the
PRINCIPAL at Kolkata
in the presence of:

1. Sayankrishna Bose
14F Swinghoe Street
Kolkata - 700019

2. Tanmay Dey
14F, Scoinhoe Street
Kol. 700019

Ashok Kumar Bothra

ASHOK KUMAR BOTHRA

Kusum Bothra

KUSUM BOTHRA

WE ACCEPT
SRIJI NPR REALTY LLP
Authorized Signatory

ANANT NATHANY on behalf SRIJI NPR REALTY LLP

SRIJI NPR REALTY LLP
Arpan Dutta
Authorized Signatory

ARPAN DUTTA on behalf SRIJI NPR REALTY LLP
(ATTORNEY)

Drafted by me

Advocate
High Court, Calcutta
Enrolment No. WB/572/1987

District Sub-Registrar-II, Alipore
South 24 Parganas

District Sub-Registrar-II

Alipore, South 24 Parganas

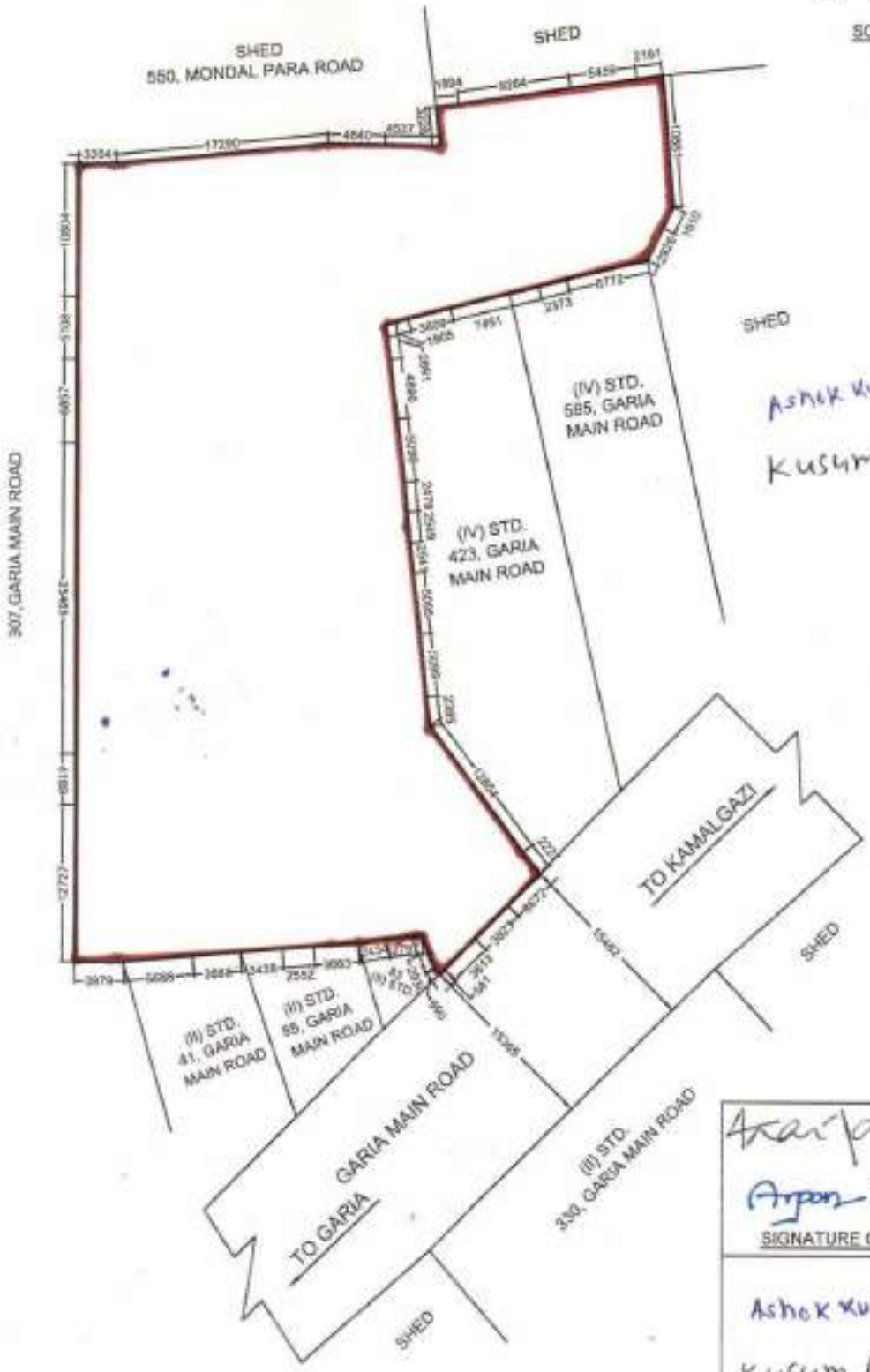
04 SEP 2024

SITE PLAN OF LAND AT R.S. DAG. NO.- 508, 509, 514, 515, 516, 517 & 518, R.S. KHATIAN NO.- 519, 746 & 886, PREMISES NO.- 222, MAHAMAYATALA, P.S.- AT PRESENT NARENDRAPUR (PREVIOUSLY SONARPUR), P.O.- GARIA, KOLKATA - 700 084, WARD NO. - 28, UNDER RAJPUR SONARPUR MUNICIPALITY

AREA OF LAND - 1 BIGHA 13 COTTAH 03 CHITTACK 33 SQ.FT.(55 DEC.)

N

SCALE- 1:500



Ashok Kumar Bothra
Kusum Bothra

Arpan Dutta
SIGNATURE OF ATTORNEY

Ashok Kumar Bothra
Kusum Bothra
SIGNATURE OF PRINCIPAL

SRIJI NPR REALTY LLP
Authorized Signatory

SRIJI NPR REALTY LLP
Authorized Signatory

District Sub-Registrar-II

Alipore, South 24 Parganas

0 4 SEP 2021

SPECIMEN FORM FOR TEN FINGERPRINTS

Mc

Ashok Kumar Bothra

Little	Ring	Middle	Fore	Thumb
	(LEFT HAND)			
Thumb	Fore	Middle	Ring	Little
	(RIGHT HAND)			

Kusum Bothra

Little	Ring	Middle	Fore	Thumb
	(LEFT HAND)			
Thumb	Fore	Middle	Ring	Little
	(RIGHT HAND)			

Arvind Kumar

Little	Ring	Middle	Fore	Thumb
	(LEFT HAND)			
Thumb	Fore	Middle	Ring	Little
	(RIGHT HAND)			

District Sub-Registrar-II Alipore
South 24 Parganas

District sub-Registrar-II

Alipore, South 24 Parganas

0 4 SEP 2009

SPECIMEN FORM FOR TEN FINGERPRINTS

Arpan Dutta

Little	Ring	Middle	Fore	Thumb	
(LEFT HAND)					
Thumb	Fore	Middle	Ring	Little	
(RIGHT HAND)					

PHOTO

Little	Ring	Middle	Fore	Thumb
(LEFT HAND)				
Thumb	Fore	Middle	Ring	Little
(RIGHT HAND)				

PHOTO

Little	Ring	Middle	Fore	Thumb
(LEFT HAND)				
Thumb	Fore	Middle	Ring	Little
(RIGHT HAND)				

District Sub-Registrar-II, Alipore
South 24 Parganas

District sub-Registrar-II

Alipore South 24 Parganas

04 SEP 19


आयकर विभाग
INCOME TAX DEPARTMENT
भारत सरकार
GOVT. OF INDIA
स्थायी लेखा संख्या कार्ड
Permanent Account Number Card
ABMFM8883A
नाम
SRIJI NPR REALTY LLP
जन्म की तारीख
10/04/2019

Arpan Dutta

ভারতের নির্বাচন কমিশন
পরিচয় পত্র
ELECTION COMMISSION OF INDIA
IDENTITY CARD

HLG3806312

নির্বাচকের নাম : আলোক কুমার সামন্ত

Elector's Name : Alok Kumar Samanta

পিতার নাম : অবনি কুমার সামন্ত

Father's Name : Abani Kumar Samanta

লিঙ্গ / Sex : পুং / M

জন্ম তারিখ / Date of Birth : XX / XX / 1972

HLG3806312

ঠিকানা:
23/30 পূর্বপাড়া রোড বরিশা 124 ঠাকুরপুকুর দক্ষিণ 24 পরগনা 700063

Address:
23/ 30 Purbapara Road Barisha 124 Thakurpukur South 24 Parganas 700063

Date: 01/08/2007
112-বেহালা পূর্ব নির্বাচন কেন্দ্রের নির্বাচক নিবন্ধন আধিকারিকের পক্ষের অনুকৃতি
Facsimile Signature of the Electoral Registration Officer for
112-Behala East Constituency

ঠিকানা পরিবর্তন হলে নতুন ঠিকানার ফর্মটিতে নিজে নাম তোলা ও একই নম্বরের নতুন পরিচয়পত্র পাওয়ার জন্য বিহিত ফর্মে এই পরিচয়পত্রের নম্বরটি উল্লেখ করবেন।
In case of change in address mention this Card No. in the relevant Form for including your name in the roll at the changed address and to obtain the card with same number.

Alok kr Samanta


आयकर विभाग
INCOME TAX DEPARTMENT
भारत सरकार
GOVT. OF INDIA
ARPAN DUTTA
SAMBHU NATH DUTTA
12/02/1984
ARQPD3478A

Arpan Dutta


आयकर विभाग
INCOME TAX DEPARTMENT
भारत सरकार
GOVT. OF INDIA
ANANT NATHANY
RAJESH NATHANY
02/06/1980
Permanent Account Number
ACRPN7067R
Signature

स्थाई लेखा संख्या /PERMANENT ACCOUNT NUMBER

ADHPB6473E

नाम /NAME

ASHOK KUMAR BOTHRA

पिता का नाम /FATHER'S NAME

CHHATRAPATI BOTHRA

जन्म तिथि /DATE OF BIRTH

29-07-1955

हस्ताक्षर /SIGNATURE

आयकर आयुक्त, प.बं.-II

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

Ashok Kumar Bothra

ভারত সরকার

Government of India

Enrolment No.: 2017/01256/02584

Ashok Kumar Bothra
S/O Chhatrapati Bothra
33 Bondel Road
Near Dey's Medical Ballygunge S.O
Ballygunge Kolkata
West Bengal 700019
9830416551

আপনার সংখ্যা/ Your Aadhaar No. :

6813 9416 6843

- সাধারণ মানুষের অধিকার

भारत सरकार
GOVERNMENT OF INDIA

Ashok Kumar Bothra
Year of Birth : 1951
Male

6813 9416 6843

- সাধারণ মানুষের অধিকার

Ashok Kumar Bothra

स्थाई लेखा संख्या /PERMANENT ACCOUNT NUMBER

AEAPB1205Q

नाम /NAME

KUSUM DEVI BOTHRA

पिता का नाम /FATHER'S NAME

RATAN KUMAR BANTHIA

जन्म तिथि /DATE OF BIRTH

10-03-1957

धारक के हस्ताक्षर /SIGNATURE

Kusum Bothra

आयकर आयुक्त, ए.के.-XI

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

Kusum Bothra

আধার

ভারতীয় বিশিষ্ট পরিচয় প্রাধিকরণ

ভারত সরকার

Unique Identification Authority of India

Government of India

তালিকাভুক্তির আই ডি / Enrolment No.: 2017/01256/02583

To

কুসুম দেবী বোথরা

Kusum Devi Bothra

W/O Ashok Bothra

33 Bondel Road

Near Dey's Medical Ballygunge S.O

Ballygunge Kolkata

West Bengal 700019

3340010411

13/12/2011

আপনার আধার সংখ্যা/ Your Aadhaar No. :

3542 8722 7597

আধার - সাধারণ মানুষের অধিকার

भारत सरकार

GOVERNMENT OF INDIA

কুসুম দেবী বোথরা

Kusum Devi Bothra

জন্ম সাল / Year of Birth : 1957

মহিলা / Female

3542 8722 7597

আধার - সাধারণ মানুষের অধিকার

Kusum Bothra

আধার

ভারত সরকার

Unique Identification Authority of India

Government of India

তালিকাভুক্তির আই ডি / Enrollment No.: 1215/80001/39434

To

অনন্ত নাথানী

Anant Nathany

10A BALLYGUNGE CIRCULAR ROAD

Ballygunge

Ballygunge

Circus Avenue Kolkata

West Bengal 700019

9831654951

28/11/2015

30/06/1968

MA097691964FT

আপনার আধার সংখ্যা / Your Aadhaar No. :

8325 2321 9317

আধার – সাধারণ মানুষের অধিকার

ভারত সরকার

Government of India

অনন্ত নাথানী

Anant Nathany

পিতা : রাজেশ নাথানী

Father : Rajesh Nathany

জন্মতারিখ / DOB : 02/06/1980

পুরুষ / Male

8325 2321 9317

আধার – সাধারণ মানুষের অধিকার

Anant Nathany

Government of India

AADHAAR

তথ্য

- আধার পরিচয়ের প্রমাণ, নাগরিকত্বের প্রমাণ নয়।
- পরিচয়ের প্রমাণ অনলাইন প্রমাণীকরণ দ্বারা লাভ করুন।

INFORMATION

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

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

আধার

[redacted] প্রাধিকরণ

Unique Identification Authority of India

ঠিকানা:
105, বালীগঞ্জ সার্কুলার রোড, বালীগঞ্জ, কোলকাতা, পশ্চিম বঙ্গ, 700019

Address:
105, BALLYGUNGE CIRCULAR ROAD, Ballygunge, Kolkata, Ballygunge, West Bengal, 700019

8325 2321 9317

1947
1800 300 1947

help@uidai.gov.in

www.uidai.gov.in

Arai/Jannay

আধার

ভারত সরকার

Unique Identification Authority of India

Government of India

নথিভুক্তির আই ডি / Enrollment No. : 1040/22066/03955

To
Arpan Dutta
অর্পণ দত্ত
Kamarpole
Kamarpol
Baruipur,South 24 Parganas
West Bengal - 743368

28/01/2014

KL733041466FT

73304146

আপনার আধার সংখ্যা / Your Aadhaar No. :

6890 2990 4553

আধার – সাধারণ মানুষের অধিকার

ভারত সরকার

Government of India

অর্পণ দত্ত

Arpan Dutta

পিতা : শম্ভু নাথ দত্ত

Father : Sambhu Nath Dutta

জন্মতারিখ/DOB: 15/03/1964

পুরুষ / Male

6890 2990 4553

আধার – সাধারণ মানুষের অধিকার

Arpan Dutta

Government of India

[redacted]

AADHAAR

তথ্য

- আধার পরিচয়ের প্রমাণ, নাগরিকত্বের প্রমাণ নয়।
- পরিচয়ের প্রমাণ অনলাইন প্রমাণীকরণ দ্বারা লাভ করুন।

INFORMATION

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

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

আধার

[redacted]

Unique Identification Authority of India

উপদেষ্টা, আধারপোল, কামারপোল, দক্ষিণ পরিষদ ২৪ পরগনা, পশ্চিম বঙ্গ,

Address: Kamarpole, Kamarpol, South 24 Parganas, Sarisha, West Bengal, 743368

6890 2990 4553

1800 300 1947 | help@uidai.gov.in | www.uidai.gov.in

Arpan Dutta

Government of West Bengal

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

OFFICE OF THE D.S.R. -I I SOUTH 24-PARGANAS, District Name :South 24-Parganas

Signature / LTI Sheet of Query No/Year 16028001678221/2021

I. Signature of the Person(s) admitting the Execution at Private Residence.

Sl No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
1	Mr ASHOK KUMAR BOTHRA 33, Bondel Road, Karaya, City:- , P.O:- Ballygunge, P.S:- Karaya, District:-South 24-Parganas, West Bengal, India, PIN:- 700019	Principal			Ashok Kumar Bothra 4.9.2021
Sl No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
2	Mrs KUSUM BOTHRA 33, Bondel Road, Karaya, City:- , P.O:- Ballygunge, P.S:-Karaya, District:-South 24-Parganas, West Bengal, India, PIN:- 700019	Principal			Kusum Bothra 4.9.2021
Sl No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
3	Mr ANANT NATHANY 10A, Ballygunge Circular Road, City:- , P.O:- BALLYGUNGE, P.S:- Bullygunge, District:- South 24-Parganas, West Bengal, India, PIN:- 700019	Representative of Attorney [SRIJI NPR REALTY LLP]			Ananthanarayan 04/09/2021

District Sub-Registrar-II, Alipore
South 24 Parganas

District Sub-Registrar-II

Alipore, South 24 Parganas

04 SEP 2001

I. Signature of the Person(s) admitting the Execution at Private Residence.

Sl No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
4	Mr ARPAN DUTTA KAMARPOL RAMKRISHNA PALLY, City:- , P.O:- SARISHA, P.S:-Diamond Harbour, District:-South 24-Parganas, West Bengal, India, PIN:- 743368	Representative of Attorney [SRIJI NPR REALTY LLP]			Arpan Dutta 04/09/2021

Sl No.	Name and Address of identifier	Identifier of	Photo	Finger Print	Signature with date
1	Mr ALOK KUMAR SAMANTA Son of Late ABANTI SAMANTA 12/1, OLD POST OFFICE STREET, City:- , P.O:- G P O, P.S:-Hare Street, District:-Kolkata, West Bengal, India, PIN:- 700001	Mr ASHOK KUMAR BOTHRA, Mrs KUSUM BOTHRA, Mr ANANT NATHANY, Mr ARPAN DUTTA			Alok Kr Samanta 04/09/2021

(Samar Kumar Pramanick)
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. -I
I SOUTH 24-PARGANAS
South 24-Parganas, West Bengal

District Sub-Registrar-II, Alipore
South 24 Parganas

District Sub-Registrar-II

Alipore, South 24 Parganas

0 4 SEP 2009

Major Information of the Deed

Deed No :	I-1602-07242/2021	Date of Registration	06/09/2021
Query No / Year	1602-8001678221/2021	Office where deed is registered	
Query Date	02/09/2021 1:40:44 PM	1602-8001678221/2021	
Applicant Name, Address & Other Details	ALOK SAMANTA Thana : Hare Street, District : Kolkata, WEST BENGAL, Mobile No. : 9831126719, Status :Advocate		
Transaction		Additional Transaction	
[0138] Sale, Development Power of Attorney after Registered Development Agreement			
Set Forth value		Market Value	
		Rs. 7,25,40,025/-	
Stampduty Paid(SD)		Registration Fee Paid	
Rs. 50/- (Article:48(g))		Rs. 39/- (Article:E, M(b),)	
Remarks	Development Power of Attorney after Registered Development Agreement of [Deed No/Year]:- 160206852/2021 Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :

District: South 24-Parganas, P.S:- Sonarpur, Municipality: RAJPUR-SONARPUR, Road: Garia Main Road, Mouza: Barhans Fartabad, Premises No: 222MAHAMAYATALA, , Ward No: 028, Holding No:222MAHAMAYATALA Pin Code : 700084

Sch No	Plot Number	Khatian Number	Land Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	RS-508	RS-886	Bastu	Bastu	7 Dec		92,32,367/-	Property is on Road Adjacent to Metal Road, , Project Name :
L2	RS-509	RS-886	Bastu	Bastu	5 Dec		65,94,548/-	Property is on Road Adjacent to Metal Road, , Project Name :
L3	RS-514	RS-746	Bastu	Bastu	1 Dec		13,18,910/-	Property is on Road Adjacent to Metal Road, , Project Name :
L4	RS-515	RS-746	Bastu	Bastu	8 Dec		1,05,51,276/-	Property is on Road Adjacent to Metal Road, , Project Name :
L5	RS-516	RS-519	Bastu	Bastu	15 Dec		1,97,83,643/-	Property is on Road Adjacent to Metal Road, , Project Name :
L6	RS-517	RS-519	Bastu	Bastu	4 Dec		52,75,638/-	Property is on Road Adjacent to Metal Road, , Project Name :

District Sub-Registrar-II, Alipore
South 24 Parganas

L7	RS-518	RS-519	Bastu	Bastu	15 Dec		1,97,83,643/-	Property is on Road Adjacent to Metal Road, , Project Name :
		TOTAL :			**55Dec**	**0 /-**	**725,40,025 /-**	
	Grand Total :				**55Dec**	**0 /-**	**725,40,025 /-**	

Principal Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	**Mr ASHOK KUMAR BOTHRA** Son of Late Chhattrapati Bothra 33, Bondel Road, Karaya, City:- , P.O:- Ballygunge, P.S:-Karaya, District:-South 24-Parganas, West Bengal, India, PIN:- 700019 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: ADxxxxxx3E, Aadhaar No: 68xxxxxxxx6843, Status :Individual, Executed by: Self, Date of Execution: 04/09/2021 , Admitted by: Self, Date of Admission: 04/09/2021 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 04/09/2021 , Admitted by: Self, Date of Admission: 04/09/2021 ,Place : Pvt. Residence
2	**Mrs KUSUM BOTHRA** Wife of Mr Ashok Kumar Bothra 33, Bondel Road, Karaya, City:- , P.O:- Ballygunge, P.S:-Karaya, District:-South 24-Parganas, West Bengal, India, PIN:- 700019 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: AExxxxxx5Q, Aadhaar No: 35xxxxxxxx7597, Status :Individual, Executed by: Self, Date of Execution: 04/09/2021 , Admitted by: Self, Date of Admission: 04/09/2021 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 04/09/2021 , Admitted by: Self, Date of Admission: 04/09/2021 ,Place : Pvt. Residence

Attorney Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	**SRIJI NPR REALTY LLP** Biowonder Building, 789, Anandapur, 14th Floor, Unit No. 1402, City:- , P.O:- Anandapur, P.S:-Purba Jadabpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700107 , PAN No.:: ABxxxxxx3A,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	**Mr ANANT NATHANY** Son of Mr RAJESH NATHANY 10A, Ballygunge Circular Road, City:- , P.O:- BALLYGUNGE, P.S:- Bullygunge, District:-South 24-Parganas, West Bengal, India, PIN:- 700019, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: ACxxxxxx7R, Aadhaar No: 83xxxxxxxx9317 Status : Representative, Representative of : SRIJI NPR REALTY LLP (as designated Partner)
2	**Mr ARPAN DUTTA (Presentant)** Son of Mr SAMBHU NATH DATTA KAMARPOL RAMKRISHNA PALLY, City:- , P.O:- SARISHA, P.S:- Diamond Harbour, District:-South 24-Parganas, West Bengal, India, PIN:- 743368, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: ARxxxxxx8A, Aadhaar No: 68xxxxxxxx4553 Status : Representative, Representative of : SRIJI NPR REALTY LLP (as PARTNER)

District Sub-Registrar-II, Alipore
South 24 Parganas

Identifier Details :

Name	Photo	Finger Print	Signature
Mr ALOK KUMAR SAMANTA Son of Late ABANTI SAMANTA 12/1, OLD POST OFFICE STREET, City:- , P.O:- G P O, P.S:-Hare Street, District:- Kolkata, West Bengal, India, PIN:- 700001			

Identifier Of Mr ASHOK KUMAR BOTHRA, Mrs KUSUM BOTHRA, Mr ANANT NATHANY, Mr ARPAN DUTTA

Transfer of property for L1		
Sl.No	**From**	**To. with area (Name-Area)**
1	Mr ASHOK KUMAR BOTHRA	SRIJI NPR REALTY LLP-3.5 Dec
2	Mrs KUSUM BOTHRA	SRIJI NPR REALTY LLP-3.5 Dec
Transfer of property for L2		
Sl.No	**From**	**To. with area (Name-Area)**
1	Mr ASHOK KUMAR BOTHRA	SRIJI NPR REALTY LLP-2.5 Dec
2	Mrs KUSUM BOTHRA	SRIJI NPR REALTY LLP-2.5 Dec
Transfer of property for L3		
Sl.No	**From**	**To. with area (Name-Area)**
1	Mr ASHOK KUMAR BOTHRA	SRIJI NPR REALTY LLP-0.5 Dec
2	Mrs KUSUM BOTHRA	SRIJI NPR REALTY LLP-0.5 Dec
Transfer of property for L4		
Sl.No	**From**	**To. with area (Name-Area)**
1	Mr ASHOK KUMAR BOTHRA	SRIJI NPR REALTY LLP-4 Dec
2	Mrs KUSUM BOTHRA	SRIJI NPR REALTY LLP-4 Dec
Transfer of property for L5		
Sl.No	**From**	**To. with area (Name-Area)**
1	Mr ASHOK KUMAR BOTHRA	SRIJI NPR REALTY LLP-7.5 Dec
2	Mrs KUSUM BOTHRA	SRIJI NPR REALTY LLP-7.5 Dec
Transfer of property for L6		
Sl.No	**From**	**To. with area (Name-Area)**
1	Mr ASHOK KUMAR BOTHRA	SRIJI NPR REALTY LLP-2 Dec
2	Mrs KUSUM BOTHRA	SRIJI NPR REALTY LLP-2 Dec
Transfer of property for L7		
Sl.No	**From**	**To. with area (Name-Area)**
1	Mr ASHOK KUMAR BOTHRA	SRIJI NPR REALTY LLP-7.5 Dec
2	Mrs KUSUM BOTHRA	SRIJI NPR REALTY LLP-7.5 Dec

District Sub-Registrar, Alipore
South 24 Parganas

District Sub-Registrar-II, Alipore
South 24 Parganas

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1602-2021, Page from 301096 to 301126

being No 160207242 for the year 2021.

Seal of the District Sub-Registrar II, South 24 Parganas, South 24 Parganas

Digitally signed by Samar kumar pramanick
Date: 2021.09.06 18:26:47 +05:30
Reason: Digital Signing of Deed.

(Samar Kumar Pramanick) 2021/09/06 06:26:47 PM
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. -I I SOUTH 24-PARGANAS
West Bengal.

District Sub-Registrar-II, Alipore, South 24 Parganas

(This document is digitally signed.)

Endorsement For Deed Number : I - 160207242 / 2021

On 02-09-2021

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 7,25,40,025/-

Samar Kumar Pramanick
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. -I I SOUTH 24-PARGANAS
South 24-Parganas, West Bengal

On 04-09-2021

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

Presented for registration at 16:45 hrs on 04-09-2021, at the Private residence by Mr ARPAN DUTTA ,.

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

Execution is admitted on 04/09/2021 by 1. Mr ASHOK KUMAR BOTHRA, Son of Late Chhattrapati Bothra, 33, Bondel Road, Karaya, P.O: Ballygunge, Thana: Karaya, , South 24-Parganas, WEST BENGAL, India, PIN - 700019, by caste Hindu, by Profession Business, 2. Mrs KUSUM BOTHRA, Wife of Mr Ashok Kumar Bothra, 33, Bondel Road, Karaya, P.O: Ballygunge, Thana: Karaya, , South 24-Parganas, WEST BENGAL, India, PIN - 700019, by caste Hindu, by Profession House wife

Indetified by Mr ALOK KUMAR SAMANTA, , , Son of Late ABANTI SAMANTA, 12/1, OLD POST OFFICE STREET, P.O: G P O, Thana: Hare Street, , Kolkata, WEST BENGAL, India, PIN - 700001, by caste Hindu, by profession Others

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

Execution is admitted on 04-09-2021 by Mr ANANT NATHANY, designated Partner, SRIJI NPR REALTY LLP, Biowonder Building, 789, Anandapur, 14th Floor, Unit No. 1402, City:- , P.O:- Anandapur, P.S:-Purba Jadabpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700107

Indetified by Mr ALOK KUMAR SAMANTA, , , Son of Late ABANTI SAMANTA, 12/1, OLD POST OFFICE STREET, P.O: G P O, Thana: Hare Street, , Kolkata, WEST BENGAL, India, PIN - 700001, by caste Hindu, by profession Others

Execution is admitted on 04-09-2021 by Mr ARPAN DUTTA, PARTNER, SRIJI NPR REALTY LLP, Biowonder Building, 789, Anandapur, 14th Floor, Unit No. 1402, City:- , P.O:- Anandapur, P.S:-Purba Jadabpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700107

Indetified by Mr ALOK KUMAR SAMANTA, , , Son of Late ABANTI SAMANTA, 12/1, OLD POST OFFICE STREET, P.O: G P O, Thana: Hare Street, , Kolkata, WEST BENGAL, India, PIN - 700001, by caste Hindu, by profession Others

Samar Kumar Pramanick
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. -I I SOUTH 24-PARGANAS
South 24-Parganas, West Bengal

On 06-09-2021

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.

District Sub-Registrar-II, Alipore
South 24 Parganas

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 119269, Amount: Rs.50/-, Date of Purchase: 11/07/2020, Vendor name: I Chakraborty

Samar Kumar Pramanick
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. -I I SOUTH 24-PARGANAS
South 24-Parganas, West Bengal

District Sub-Registrar-II, Alipore
South 24 Parganas