

2868

2-2860/2021



25/2/21

पश्चिम बंगाल पश्चिम बंगाल WEST-BENGAL

8-440127/21

AD 849954

[Signature]
 Notary Public
 Majerhat, New Town, North 24-PGs.

**DEVELOPMENT POWER OF ATTORNEY
 AFTER REGISTERED DEVELOPMENT AGREEMENT**

1. **Date:** 25th February, 2021
2. **Place:** Kolkata
3. **Parties**
 - 3.1. **Saswat Developer Private Limited** [PAN AAKCS4828D], a company incorporated under the Companies Act, 1956, having its registered office at Om Tower, 9th floor, 32 Jawaharlal Nehru Road, Post office - Middleton Row, Police Station Park Street, Kolkata - 700071 and represented by one of its directors namely **Trilochan Sharma** [PAN AJUPS9281Q and Aadhaar No. 5390 4183 7471], son of Banwari Lal Sharma, Occupation Business, working for gain at Om Tower, 9th floor, 32 Jawaharlal Nehru Road, Post office Middleton Row, Police Station Park Street, Kolkata - 700071.
(Grantor)

नवतः ३ मिनि
सम ए तारिख २७-११-२०२०
केतार नाम ३ Sh. Nishu
विकारी ३
मूल्य ३
केतार ३

सारासत रु. ३
जिला ३ उडु २८ परगणा
मसिन तः ३ २२ ८११२ २०२०
मिने शास्य खरिद RS.500,000
जिलाही सारासत
संख्या ३ श्री सुभाष बोस



Auditor's Office Sub-regional
Rajshahi, 100, 10/10, 10/10, 24-3-24

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And

- 3.2 **Realtech Nirman Private Limited**, a company incorporated under the Companies Act, 2013, having its registered office at T-68, Teghoria Main Road, Post Office Hatiara, Police Station Baguiati, Kolkata-700157, District North 24 Parganas, [PAN AADCR6464K], represented by its directors, namely (1) **Shishir Gupta**, son of Late Shree Bhagwan Gupta, residing at 30, Vidyasagar Street, Post Office Amherst Street, Police Station Amherst Street, Kolkata-700009, [PAN AIHPG6508N and **Aadhaar No.** 7976 5702 7873] and (2) **Sk Nasir**, son of Late Sk. Rashid, residing at Hatiara Paschimpara, Post Office Hatiara, Police Station Ecopark, Kolkata-700157, District North 24 Parganas, [PAN ADSPN1335N and **Aadhaar No.** 9849 5865 4168]

(Attorney).

NOW THIS POWER OF ATTORNEY WITNESSES AS FOLLOWS:

4. Background

- 4.1 **Ownership of the Grantor:** The Grantor is the recorded owner of land divided and demarcated land measuring **(1)** entire 37 (thirty seven) decimal, more or less, in R.S./L.R. Dag No. 680, under L.R. Khatian No. 1270, lying and situated at Mouza Kalikapur, J.L. No. 40, Touzi No. 173, within the local limits of Patharghata Gram Panchayat, Police Station - Rajarhat, under A.D.S.R. Rajarhat, District - North 24 Parganas **(First Property)** And **(2)** 33.66 (thirty three point six six) decimal, more or less, out of 38 (thirty eight) decimal, in R.S./L.R. Dag No. 681, under L.R. Khatian Nos. 1270 and 1554, lying and situated at Mouza Kalikapur, J.L. No. 40, Touzi No. 173, within the local limits of Patharghata Gram Panchayat, Police Station - Rajarhat, under A.D.S.R. Rajarhat, District - North 24 Parganas **(Second Property)** And **(3)** 6.59 (six point five nine) decimal, more or less, out of 90 (ninety) decimal, in R.S./L.R. Dag No. 683, under L.R. Khatian Nos. 1270 and 1554, lying and situated at Mouza Kalikapur, J.L. No. 40, Touzi No. 173, within the local limits of Patharghata Gram Panchayat, Police Station - Rajarhat, under A.D.S.R. Rajarhat, District - North 24 Parganas **(Third Property)** totaling to land measuring 77.25 (seventy seven point two five) decimal, the First Property, the Second Property, the Third Property **(collectively Said Property)**, all more fully and collectively described in the 1st **Schedule** below (collectively **Said Property**).

- 4.2 **Development Agreement:** The Grantor has entered into a development agreement dated 25th February, 2021 (**Said Development Agreement**), registered in the Office of the Additional District Sub-Registrar at Rajarhat, Being No. 152302857 (Query No 2000316345/2021) for the year 2021, with **Realtech Nirman Private Limited**, a company incorporated under the Companies Act, 1956, having its registered



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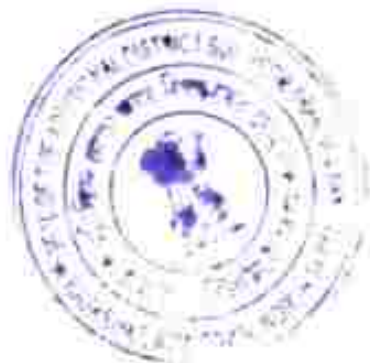
25 FEB 2021

office at T-68, Teghoria Main Road, Police Station Baguiati, Kolkata-700157 (**Developer**) for development of the Said Property by constructing of new residential-commercial buildings (**Project**) in the manner and on the terms and conditions contained in the Said Development Agreement.

- 4.3 **Powers Pursuant to Said Development Agreement:** The Said Development Agreement further provides that the Grantor shall grant all powers and authorities to the Developer and/or its assigns, nominees, legal representatives for doing all things needful for development of the Said Property by construction of new residential-commercial building and sale of the constructed area of new residential-commercial building in the manner and on the terms and conditions therein contained. The Developer has nominated the Attorney to receive the powers and authorities in terms of the Said Development Agreement. Hence, the Grantor is granting the following powers and authorities to the Attorney, either to act jointly or severally.

5. Subject Matter of Power of Attorney

- 5.1 **B.L & L.R.O Mutation:** Powers and authorities to obtain mutation from the office of B.L& L.R.O, with respect to the Said Property in the name of the Grantor.
- 5.4 **Panchayat Mutation:** Powers and authorities to obtain mutation from Patharghata Gram *Panchayat* with respect to the Said Property in the name of the Grantor.
- 5.5 **Amalgamation:** Powers and authorities to amalgamate Said Property in the name of the Grantor.
- 5.6 **ULC Clearance:** Powers and authorities to obtain ULC clearance in the name of the Grantor.
- 5.7 **Conversion:** Powers and authorities to cause conversion of the Said Property.
- 5.8 **Sanction of Building Plans:** Powers, and authorities for causing sanction of the building plans and ancillary activities relating to the Said Property.
- 5.9 **Construction of New Buildings:** * Powers and authorities for construction of new residential cum commercial building on the Said Property in terms of the Said Development Agreement.
- 5.10 **Sale:** Powers and authorities for sale of the Project as defined in the Said Development Agreement.



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25-FEB 2021

6. Appointment

- 6.1 **Hereby Made:** The Grantor hereby revocable nominates, constitutes and appoints the Attorney as the lawful Attorney of the Grantor, to do all acts, deeds and things mentioned below, for, in the name of and on behalf of the Grantor.

7. Powers and Authorities

- 7.1 **Mutation:** To take all necessary steps and to sign all papers, documents as to be required for obtaining mutation in the name of the Grantor from the office of B.L.& L.R.O and/or SDL&LRO and/or DL&LRO and from the Patharghta Gram Panchayat and to pay fees, costs and charges for that purpose.
- 7.2 **Amalgamation:** To take all necessary steps and to sign all papers, documents as to be required for amalgamation of the various plots comprising in the Said Property into one property in the name of the Grantor and to pay fees, costs and charges for that purpose.
- 7.3 **Regulatory Clearances:** To apply for and obtain requisite clearances, including but not limited to the clearance under the Urban Land (Ceiling & Regulations) Act, 1976 in the name of the Grantor and to appear before all or any authorities for such clearances and to sign and submit all papers, applications and documents in connection with the same.
- 7.4 **Conversion:** To take all necessary steps and to sign all papers, documents as to be required and to apply for conversion of the nature of the Said Property and to appear before the BL&LRO, the SDL&LRO, the DL&LRO or any authorities for such clearances and to sign and submit all papers, applications and documents in connection with the same.
- 7.5 **Sanction of Building Plans:** To cause the building plans to be prepared and submitted by appointing a licensed architect and structural engineer and then to have the same sanctioned/modified /altered/revised/re-validated by the Patharghta Gram Panchayat, Rajarhat Panchayat Samity, Zilla Parishad, NKDA and other statutory authorities concerned with sanction and to pay fees, costs and charges for such sanction/modification /alteration/revision/re-validation and upon completion of work, to obtain drainage connection, water connection and certificates from the planning authorities.
- 7.6 **Raising of Funds:** In case the Developer pursuant to and in terms of clause 22.9 of the Development Agreement chooses to avail construction finance from any bank or non-banking financial corporation or any financial institution, solely for the purpose of financing the Development of the Said Property, then to provide the no objection of the Grantor as may be required therefor and without committing any violation of the terms and conditions of the Development Agreement.



Audit telah dilakukan dengan menggunakan
SAS (Statistical Audit Software) pada tanggal 23/1/2021

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- 7.7 **Dealing with Authorities:** To deal with all authorities including to the office of the B.L & L.R.O office, the Local Gram *Panchayat*, Rajarhat *Panchayat Samity*, *Zilla Parishad*, NKDA, the SDL&LRO, the ADM and DL&LRO, Airport Authorities, Fire Department, BSNL/VSNL, PCB and other statutory authorities including but not limited to Kolkata Metropolitan Development Authority, as to be required for amalgamating the Said Property, obtaining regulatory clearances from ULC department, sanction/modification/ alteration/revision/re-validation of the building plans, obtaining drainage connection, water connection and certificate of the Patharghata Gram *Panchayat* and to prepare, sign and submit all plans, papers, documents, statements, undertakings, declarations, affidavits, applications, returns, confirmations, consents, indemnities and other ancillary papers, as be required, in this regard.
- 7.8 **Connection of Utilities:** To apply for and obtain water connection, drainage connection, sewage connection, electricity connection and any other utilities.
- 7.9 **Signing and Execution:** To sign, execute, modify, cancel, alter, draw, submit and present for registration and have registered before the concerned authorities all plans, papers, documents, statements, undertakings, declarations, affidavits, applications, returns, confirmations, consents, indemnities and other ancillary papers, for and in connection with amalgamation of the Said Property, obtaining regulatory clearances from ULC department, conversion, sanction/modification /alteration/revision/re-validation of the building plans, obtaining drainage connection, water connection and certificate with regard to the change of nature of the Said Property and to have the same registered and obtain all permissions and clearances as may be required for the same.
- 7.10 **Appearance:** To appear before Notary Public, Registrars, Magistrates and all other officers and authorities to have notarized, registered and authenticated all papers, declarations, affidavits; confirmations, consents, agreements, documents, indemnities, undertakings etc. as be required to enforce all powers and authorities contained herein.
- 7.11 **Preparatory Work:** To cause survey, test soil, do excavation and other preparatory works for construction of new residential cum commercial building/s on the Said Property.
- 7.12 **Demolition and Construction:** To demolish the existing buildings and structures (if any) on the Said Property and to construct temporary sheds and godowns for storage of building materials and running of site office and to construct new residential cum commercial building/s and/or any other structure on the Said Property.
- 7.13 **Contracts for Demolition and Construction:** In relation to such demolition and construction, to sign, execute and register any kind of



Additional District Sub-Registrar,
Jaipur, New Town, Nach 24-PG.

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contracts with any third party on terms and conditions as be deemed fit by the Attorney.

- 7.14 **Negotiation and Sale:** To negotiate for sale on the terms and conditions contained in clause 13 and its sub-clauses of the Said Development Agreement and to sell the entirety or any part or portion of the Transferable Areas and unsold allocated areas forming part of the Developer's Allocation but not those forming part of the Owner's Allocation in the Project, on terms and conditions as be deemed fit by the Attorney and to prepare, sign, execute and deliver agreements and conveyances of that part or portion without violating the terms and conditions of the said clause 13 and its sub-clauses of clause 13. The expression Owner's Allocation and Developer's Allocation are defined under clause 11 of the Development Agreement.
- 7.15 **Receive Payments:** To receive on the terms and conditions contained in clause 13 and its sub-clauses of the Said Development Agreement all payments with regard to the sale of the Transferable Areas and unsold allocated areas forming part of the Developer's Allocation but not those unsold allocated areas forming part of the Owner's Allocation in the Project and acknowledge receipt of payments.
- 7.15.1 **Receive Payments:** The Developer shall receive and/or deposit the entire Realizations or any part thereof only with regard to the sale of the entirety of Transferable Areas in the Project (other than unsold allocated areas of the parties) in the Designated Bank Account and in no other account whatsoever. (as defined in Clause 13 of the Said Development Agreement) and acknowledge receipt of payments respectively.
- 7.15.1 **Agreed Ratio:** The entire Realizations shall be appropriated and shared by the Parties in the said ratio i.e. 32% by the Owner and 68% by the Developer.
- 7.15.2 **Designated Bank Account:** The parties shall open a joint escrow bank account operable under the joint signature of one authorized representative of the Owners and one authorized representative of the Developer (**Escrow Account**). The Developer shall receive and/or deposit the entire Realizations or any part thereof only in the Designated Bank Account and in no other account whatsoever. Thereafter the Realizations will be split and transferred to the respective Parties bank accounts according to their Agreed Ratio.
- 7.16 **Permissions and Clearances:** To apply for and obtain all kind of permissions and clearances required for entering into and executing agreements and conveyances for sale of the Developer's Allocation in the Project.
- 7.17 **Registration and Authentication:** To appear before Notary Public, Registrars, Magistrates and all other officers and authorities and to have notarized and present for registration, admit execution, have



~~Adalah di bawah Sub-Registasi
Rasional, no. 10011, Nomor 28-023.~~

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registered and obtain original of all agreements and conveyances as aforesaid.

- 7.18 **Legal Proceedings:** To commence, prosecute, enforce, defend, answer or oppose all actions and other legal proceedings and demands touching any of the matters aforesaid or with respect to the entirety of the Said Property or in any other matter in which the Grantor is now or may hereafter be interested or concerned and also if thought fit with such intent as aforesaid to compromise, refer to arbitration, abandon, submit to judgment/s or become non-suited in any such action or proceeding as aforesaid before any Court, Civil or Criminal or Revenue, any Tribunals, Land Reform Office, WBHIRA, etc and to appoint Solicitors, Advocates, Consultants as may be required and to accept any notice and service of papers from any Court, Tribunal, Arbitral Tribunal, Postal and/or other authorities and to receive and pay all moneys, including Court Fees etc.
- 7.19 **Outgoings:** To pay all outgoings, including *Panchayat* taxes etc. in respect of the Said Property/Project and to collect receipts thereof.

8. Ratification

- 8.1 **Hereby Made:** The Grantor hereby ratifies and confirms and agrees to ratify and confirm all actions of the Attorney in pursuance of this Power of Attorney.
- 8.2 AND it is clarified that the powers and authorities shall be exercised according to the progress of work and activity as per the Development Agreement and it is further clarified that while exercising the powers and authorities hereby conferred on the said Attorneys, they or any of them shall not do any act deed or thing which go against the provisions of the Development Agreement or impair or affect the rights and entitlement of the Grantor and by executing this Power of Attorney the obligations of the Grantor or the Developer or consequences for non compliance under the Development Agreement shall not be affected.

1st Schedule (Said Property)

Divided and demarcated land measuring **(1)** entire 37 (thirty seven) decimal, more or less, in R.S./L.R. Dag No. 680, under L.R. Khatian No. 1270, lying and situated at Mouza Kalikapur, J.L. No. 40, Touzi No. 173, within the local limits of Patharghata Gram Panchayat, Police Station - Rajarhat, under A.D.S.R. Rajarhat, District - North 24 Parganas **(First Property)** **And (2)** 33.66 (thirty three point six six) decimal, more or less, out of 38 (thirty eight) decimal, in R.S./L.R. Dag No. 681, under L.R. Khatian Nos. 1270 and 1554, lying and situated at Mouza Kalikapur, J.L.



Additional Inspector Sub-Registrar
Bijeljina, 14000, March 24, 2021.

25 FEB 2021

No. 40, Touzi No. 173, within the local limits of Patharghata Gram Panchayat, Police Station - Rajarhat, under A.D.S.R. Rajarhat, District - North 24 Parganas (**Second Property**) **And (3)** 6.59 (six point five nine) decimal, more or less, out of 90 (ninety) decimal, in R.S./L.R. Dag No. 683, under L.R. Khatian Nos. 1270 and 1554, lying and situated at Mouza Kalikapur, J.L. No. 40, Touzi No. 173, within the local limits of Patharghata Gram Panchayat, Police Station - Rajarhat, under A.D.S.R. Rajarhat, District - North 24 Parganas (**Third Property**) totaling to land measuring 77.25 (seventy seven point two five) decimal demarcated on the **Plan** annexed hereto and bordered in colour **Red** thereon and butted and bounded as follows:

On The North	:	By R.S./L.R. Dag Nos. 471, 679.
On The East	:	By R.S./L.R. Dag Nos. 681 (P), 682(P) and 683 (P)
On The South	:	By 22 feet wide road [comprised in R.S./L.R. Dag No. 683 (P)]
On The West	:	By R.S./L.R. Dag No 864 (P).

The Details of the Said Property are tabulated below:

Mouza	R.S/L.R Dag No.	Classification	Total Area (in decimal)	L.R. Khatian Nos.	Area for this plot (in Dec)	Name of the Recorded Owner
Kalikapur	680	Danga	37	1270	37	Saswat Developer Private Limited
Kalikapur	681	Bagan	38	1270, 1554	33.66	Saswat Developer Private Limited
Kalikapur	683	Danga	90	1270, 1554	6.59	Saswat Developer Private Limited
Total Land Area					77.25	Decimal




Additional Officer Sub-Registrar
Kollam, P.O. Kollam, dated 24.02.2021.

25 FEB 2021


9. Execution and Delivery

9.1 **In Witness Whereof** the Grantor and the Attorney have executed this Power of Attorney on the above date.

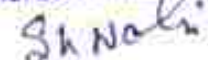
For SASWAT DEVELOPER PVT. LTD.

 Director
(TRILOCHAN SHARMA)
 Saswat Developer Private Limited
 [Owner]

Accepted:

REALTECH NIRMAN PVT. LTD.


 Director
 Shishir Gupta

REALTECH NIRMAN PVT. LTD.


 Director
 Sk Nasir

Directors of
(Realtech Nirman Private Limited)
 [Attorney]

Witnesses:

Signature



Name RAJU SHRIVASTAVA

Father's Name U. R. Shrivastava

Address 49/5 K.M. Sarani
Kol. 700023

Signature



Name Raj Kumar

Father's Name M. L. Sharma

Address 210, J. L. Bajaj Street
Kol. 700002

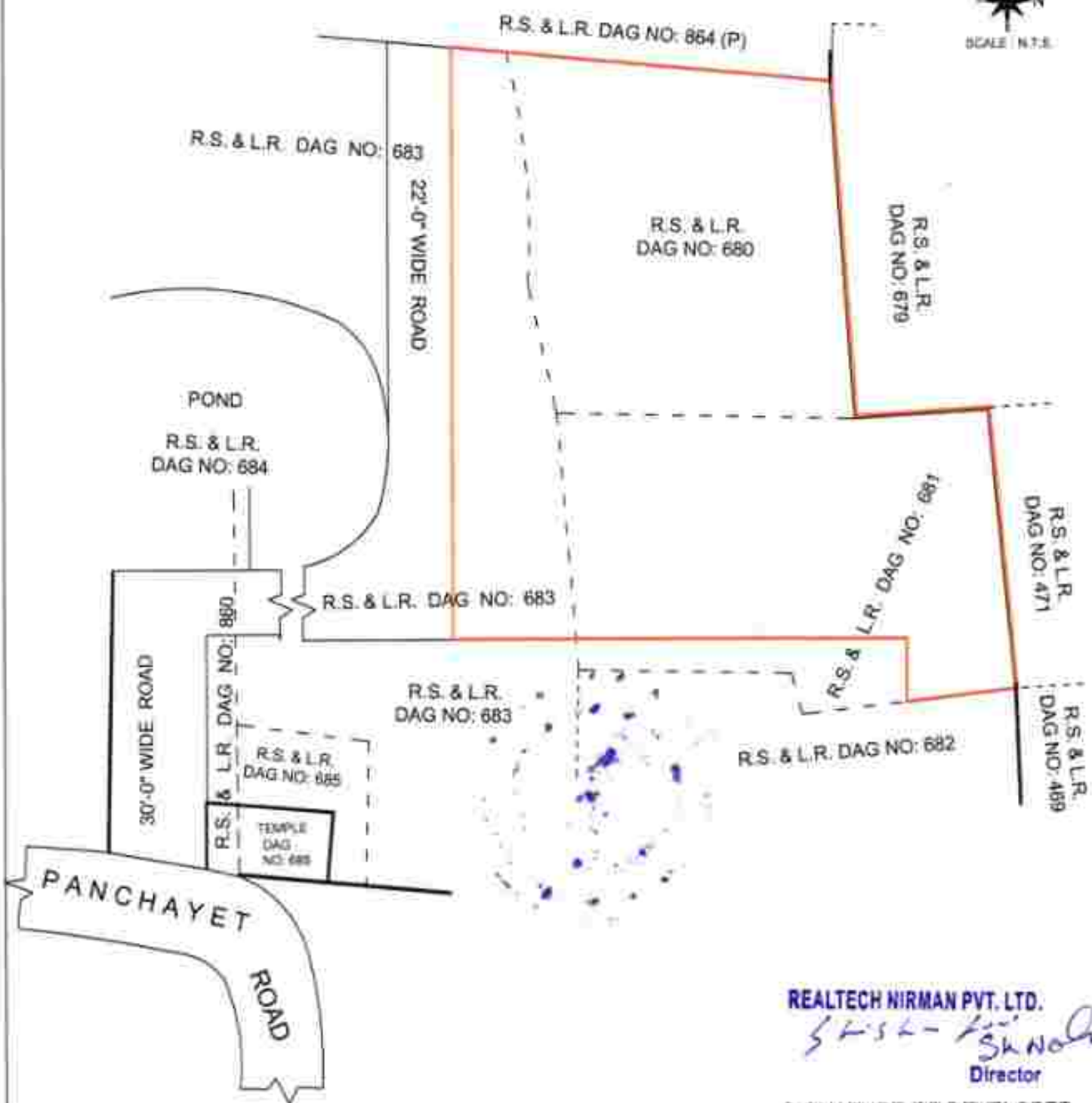
Mintu Paul
 Mintu Paul
 Advocate
 High Court Calcutta
 Enrolment No. 1/663/1713/2018



(Signature)
Kedua ini adalah Sisa-Registral
Rakitan, dan Tami, dan 24. Pas.

25 FEB 2021

SITE PLAN OF RS/LR DAG NOS: 680,681,683, LR KHATIAN NOS: 1270,1554, SITUATED AT MOUZA: KALIKAPUR, JL NO: 40, TOUZI NO: 173, POLICE STATION: RAJARHAT, DISTRICT: NORTH 24 PGS. UNDER PATHARGHATA GRAM PANCHAYET.



REALTECH NIRMAN PVT. LTD.

Sh. K. K. Singh

Director

SIGNATURE OF DEVELOPER

For SASWIT DEVELOPER PVT. LTD.

[Signature]

Director

SIGNATURE OF OWNER














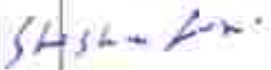











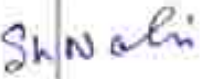










R.S./L.R. DAG. NO.	KHATIAN NO.	AREA OF LAN IN DEC.
680	1270,	37 DECIMAL
681	1554,1270	33.66 DECIMAL
683	1270,1554	6.59 DECIMAL
	TOTAL	77.25 DECIMAL



Additional District Sub-Registry
Rajmatal, New South Wales, 24 Feb 2021

25 FEB 2021

SPECIMEN FORM TEN FINGER PRINTS

Sl. No.	Signature of the executants and/or Presentants					
						
		Little	Ring	Middle (Left Hand)	Fore	Thumb
						
		Thumb	Fore	Middle (Right Hand)	Ring	Little
						
		Little	Ring	Middle (Left Hand)	Fore	Thumb
						
		Thumb	Fore	Middle (Right Hand)	Ring	Little
						
		Little	Ring	Middle (Left Hand)	Fore	Thumb
						
		Thumb	Fore	Middle (Right Hand)	Ring	Little



Indonesian National Institute of Health
Rajawali, New York, N.Y. 10022-3801

25 FEB 2021



SASWAT DEVELOPER PRIVATE LIMITED
[Handwritten Signature]



आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

TRILCHAN SHARMA

BANWARI LAL SHARMA

28/11/1975
Permanent Account Number
AJUPS9251Q


Signature

















भारत सरकार
GOVERNMENT OF INDIA

Document No.: AAADHAR00000000

आधार कार्ड
 Aadhaar Card
 The Ministry of Information and Public Relations
 Government of India
 New Delhi - 110011



आपका आधार नंबर (Your Aadhaar No.):

5390 4183 7471

मेरा आधार, मेरी पहचान

आधार कार्ड
 Aadhaar Card
 The Ministry of Information and Public Relations
 Government of India
 New Delhi - 110011

5390 4183 7471

मेरा आधार, मेरी पहचान



सूचना

- आपका आधार नंबर एकमात्र है, अनिवार्य है और अनूना है।
- आधार नंबर के साथ प्रयोगकर्ता पहचान पत्र (UIDAI)।

INFORMATION

- Aadhaar is proof of identity, not of citizenship.
- It is issued on identity, authentication online.

- आपका आधार नंबर एकमात्र है।
- आधार नंबर के साथ प्रयोगकर्ता पहचान पत्र (UIDAI)।
- आधार नंबर, पहचान के माध्यम से जारी किया जाता है।
- आधार नंबर लोगों को सरकारी सेवाओं और निजी सेवाओं का उपयोग करने में मदद करता है।

आधार कार्ड
 Aadhaar Card
 The Ministry of Information and Public Relations
 Government of India
 New Delhi - 110011

5390 4183 7471

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आयकर विभाग

INCOME TAX DEPARTMENT



भारत सरकार

GOVT. OF INDIA

REALTECH NIRMAN PRIVATE
LIMITED



26/06/2007

Permanent Account Number

AADCR6464K

Signature

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आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT OF INDIA

SHRISHR GUPTA

SHREE BHAGYAN GUPTA

15/06/1978

Permanent Account Number
AHPG8888Y

Shrihan Gu

Signature



Shrihan Gu

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भारत सरकार
GOVERNMENT OF INDIA



SHISHIR GUPTA
DOB: 15/06/1978
MALE



7976 5702 7873

আমার আধার, আমার পরিচয়

Shishir - for



भारतीय विशिष्ट पहचान प्राधिकरण
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

Address

S/O Shree Bhagwan Gupta, 30,
VIDYASAGAR STREET, Raja Ram Mohan
Sarani, Kolkata,
West Bengal - 700009



1800 305 1047



18003051047



www.uidai.gov.in



P.O. Box No. 1265
Bangalore-560 004



आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

SK NASIR
SHAIKH RASHID
16/12/1977

Permanent Account Number

ADSPN1335N

Signature

Signature



Sh. Mohi

14
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তথ্য

- আপনার 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.

- আপনার সত্তা দেশে মান্য।
- আপনার সুবিধার্থে 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.



ভারত সরকার
Unique Identification Authority of India

ঠিকানা, উত্তরবঙ্গ পশ্চিম বঙ্গ
কলকাতা জেলায় (কল), উত্তরবঙ্গ
২৪ পার্শ্ব, পশ্চিম বঙ্গ,

Address: HATIANA
PASHCHIM BANGA, Rajshahi
Gopaldpur(M), Hatiana, North
24 Parganas, West Bengal,
700157

9849 5865 4168



ভারত সরকার

ভারত সরকার

Unique Identification Authority of India
Government of India

স্বীকৃতি নম্বর / Enrollment No. : 11112104501820

To
Sh. Nasir
১৫৭ পলি
HATIANA PASHCHIM BANGA
Rajshahi Gopaldpur(M)
Hatiana North 24 Parganas
West Bengal - 700157

111020018



KL764956070FT

70400007



আপনার Aadhaar সংখ্যা / Your Aadhaar No. :

9849 5865 4168

আধার - সাধারণ মানুষের অধিকার



ভারত সরকার

Government of India



১৫৭ পলি
Sh. Nasir
১৫৭ পলি
Father: SK NASIR

১৫৭ পলি
১৫৭ / Male

9849 5865 4168



আধার - সাধারণ মানুষের অধিকার

Sh. Nasir





ভারত সরকার
Government of India



সমীর দাসগুপ্ত
Samir Dasgupta
পিতা - সঞ্জি দাসগুপ্ত
Father: SAMIR DASGUPTA
জন্মতারিখ / DOB: 25/10/1963
স্বাক্ষর / Sign



9174 0185 2065

স্বাক্ষরিত - সাধারণ মানুষের অধিকার



অস্বাভাবিক সনাক্তকরণ
Unique Identification Authority of India

ঠিকানা:
সি/ও, সঞ্জি দাসগুপ্ত, পুর্নিত
কানাই রোড, গুলিয়াট (১৪১),
ডোলা বাজার, উত্তর ২৪ পরগণা,
পশ্চিম বঙ্গ, ৭০০১১১

৯০০৯৬
সি/ও Samir Dasgupta (DUP)
KANDUJEE ROAD, PAIGHAT (141),
DOLA BAZAR, North 24 Parganas,
West Bengal, 700111

9174 0185 2065





Major Information of the Deed

Deed No :	I-1523-02860/2021	Date of Registration	25/02/2021
Query No / Year	1523-8000440127/2021	Office where deed is registered	
Query Date	25/02/2021 5:52:57 PM	1523-8000440127/2021	
Applicant Name, Address & Other Details	AURKOJIT CHANDA T- 68, TEGHORIA MAIN ROAD, Thana : Baguiati, District : North 24-Parganas, WEST BENGAL, PIN - 700157, Mobile No. : 9674605192, Status Advocate		
Transaction	Additional Transaction		
[0138] Sale, Development Power of Attorney after Registered Development Agreement	[4305] Other than Immovable Property, Declaration [No of Declaration : 2]		
Set Forth value	Market Value		
Rs. 3/-	Rs. 3,78,79,537/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 100/- (Article:48(g))	Rs. 21/- (Article:E, E)		
Remarks:	Development Power of Attorney after Registered Development Agreement of [Deed No/Year] - 152302857/2021		

Land Details :

District: North 24-Parganas, P.S.- Rajarhat, Gram Panchayat: PATHARGHATA, Mouza: Kalikapur, Pin Code : 700135

Sch No	Plot Number	Khatian Number	Land Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	LR-680	LR-1270	Bastu	Danga	37 Dec	1/-	1,81,42,950/-	Width of Approach Road: 22 Ft., Adjacent to Metal Road, Project Name :
L2	LR-681	LR-1270	Bastu	Bagan	33.66 Dec	1/-	1,65,05,181/-	Width of Approach Road: 22 Ft., Adjacent to Metal Road, Project Name :
L3	LR-683	LR-1554	Bastu	Danga	6.59 Dec	1/-	32,31,406/-	Width of Approach Road: 22 Ft., Adjacent to Metal Road, Project Name :
TOTAL :					77.25Dec	3/-	378,79,537 /-	
Grand Total :					77.25Dec	3/-	378,79,537 /-	

Principal Details :












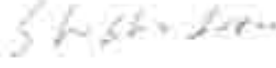


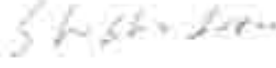


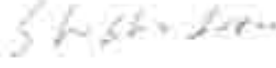


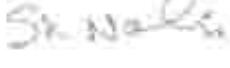


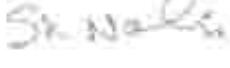


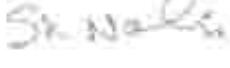
Sl No	Name,Address,Photo,Finger print and Signature
1	Saswat Developer Private Limited Om Tower, 9th Floor, 32 Jawaharlal Nehru Road, P.O.- Middleton Row, P.S.- Park Street, Kolkata, District:- Kolkata, West Bengal, India, PIN - 700071, PAN No. : AAxxxxxx8D, Aadhaar No Not Provided by UIDAI, Status Organization, Executed by: Representative, Executed by: Representative



Attorney Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	Realtech Nirman Private Limited T-68, Teghona Main Road, P.O:- Haliara, P.S:- Begunia, District:-North 24-Parganas, West Bengal, India, PIN - 700157. PAN No.: AAxxxxxx4K.Aadhaar No Not Provided by UIDAI, 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> Trilochan Sharma Son of Banwari Lal Sharma Date of Execution - 25/02/2021, Admitted by: Self, Date of Admission: 25/02/2021, Place of Admission of Execution: Office </td> <td>  Feb 25 2021 1:03PM </td> <td>  LTI 25/02/2021 </td> <td>  25/02/2021 </td> </tr> </tbody> </table> <p>Om Tower, 9th Floor, 32 Jawaharlal Nehru Road, P.O:- Middleton Row, P.S:- Park Street, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700071, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.: AJxxxxxx1Q.Aadhaar No Not Provided by UIDAI Status : Representative, Representative of : Saswat Developer Private Limited (as Director)</p>	Name	Photo	Finger Print	Signature	Trilochan Sharma Son of Banwari Lal Sharma Date of Execution - 25/02/2021, Admitted by: Self, Date of Admission: 25/02/2021, Place of Admission of Execution: Office	 Feb 25 2021 1:03PM	 LTI 25/02/2021	 25/02/2021
Name	Photo	Finger Print	Signature						
Trilochan Sharma Son of Banwari Lal Sharma Date of Execution - 25/02/2021, Admitted by: Self, Date of Admission: 25/02/2021, Place of Admission of Execution: Office	 Feb 25 2021 1:03PM	 LTI 25/02/2021	 25/02/2021						
2	<table border="1"> <thead> <tr> <th>Name</th> <th>Photo</th> <th>Finger Print</th> <th>Signature</th> </tr> </thead> <tbody> <tr> <td> Shishir Gupta (Presentant) Son of Late Bhagwan Gupta Date of Execution - 25/02/2021, Admitted by: Self, Date of Admission: 25/02/2021, Place of Admission of Execution: Office </td> <td>  Feb 25 2021 6:35PM </td> <td>  LTI 25/02/2021 </td> <td>  25/02/2021 </td> </tr> </tbody> </table> <p>30, Vidyasagar Street, P.O:- Raja Ram Mohan Sarani, P.S:- Amherst Street, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700009, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.: Axxxxxxx8N.Aadhaar No Not Provided by UIDAI Status : Representative, Representative of : Realtech Nirman Private Limited (as Director)</p>	Name	Photo	Finger Print	Signature	Shishir Gupta (Presentant) Son of Late Bhagwan Gupta Date of Execution - 25/02/2021, Admitted by: Self, Date of Admission: 25/02/2021, Place of Admission of Execution: Office	 Feb 25 2021 6:35PM	 LTI 25/02/2021	 25/02/2021
Name	Photo	Finger Print	Signature						
Shishir Gupta (Presentant) Son of Late Bhagwan Gupta Date of Execution - 25/02/2021, Admitted by: Self, Date of Admission: 25/02/2021, Place of Admission of Execution: Office	 Feb 25 2021 6:35PM	 LTI 25/02/2021	 25/02/2021						
3	<table border="1"> <thead> <tr> <th>Name</th> <th>Photo</th> <th>Finger Print</th> <th>Signature</th> </tr> </thead> <tbody> <tr> <td> Sk Nasir Son of Late Sk Rashid Date of Execution - 25/02/2021, Admitted by: Self, Date of Admission: 25/02/2021, Place of Admission of Execution: Office </td> <td>  Feb 25 2021 7:38PM </td> <td>  LTI 25/02/2021 </td> <td>  25/02/2021 </td> </tr> </tbody> </table> <p>Haliara Paschimpara, P.O:- Haliara, P.S:- New Town, District:-North 24-Parganas, West Bengal, India, PIN - 700157, Sex: Male, By Caste: Muslim, Occupation: Business, Citizen of: India, PAN No.: ADxxxxxx5N.Aadhaar No Not Provided by UIDAI Status : Representative, Representative of : Realtech Nirman Private Limited (as Director)</p>	Name	Photo	Finger Print	Signature	Sk Nasir Son of Late Sk Rashid Date of Execution - 25/02/2021, Admitted by: Self, Date of Admission: 25/02/2021, Place of Admission of Execution: Office	 Feb 25 2021 7:38PM	 LTI 25/02/2021	 25/02/2021
Name	Photo	Finger Print	Signature						
Sk Nasir Son of Late Sk Rashid Date of Execution - 25/02/2021, Admitted by: Self, Date of Admission: 25/02/2021, Place of Admission of Execution: Office	 Feb 25 2021 7:38PM	 LTI 25/02/2021	 25/02/2021						



Identifier Details :

Name	Photo	Finger Print	Signature
Mr SUBRATA DEY Son of SAMIR DEY T - 66, TEGHORIA MAIN ROAD, P.O.- HATIARA, P.S.- Bagurati, District -North 24-Parganas, West Bengal, India, PIN - 700157			
	25/02/2021	25/02/2021	25/02/2021
Identifier Of Trilochan Sharma, Shishir Gupta, SK Nasir			

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Saswat Developer Private Limited	Realtech Nirman Private Limited-37 Dec

Transfer of property for L2

Sl.No	From	To. with area (Name-Area)
1	Saswat Developer Private Limited	Realtech Nirman Private Limited-33.66 Dec

Transfer of property for L3

Sl.No	From	To. with area (Name-Area)
1	Saswat Developer Private Limited	Realtech Nirman Private Limited-6.59 Dec

Land Details as per Land Record

District: North 24-Parganas, P.S.- Rajarhat, Gram Panchayat: PATHARGHATA, Mouza: Kalkapur, Pin Code : 700135

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 680, LR Khatian No:- 1270	Owner: শ্রী শ্রী সত্যজিৎ গুপ্তা, Gurdian: শ্রী শ্রী সত্যজিৎ গুপ্তা, Address: ৩৪ গির্জা, ৩১ বাসনো ব্লক ৩৩৫ শ্রী শ্রী সত্যজিৎ গুপ্তা, Classification: ৩৩৫, Area: 0.37000000 Acre.	Owner Name not selected by applicant.
L2	LR Plot No:- 681, LR Khatian No:- 1270	Owner: শ্রী শ্রী সত্যজিৎ গুপ্তা, Gurdian: শ্রী শ্রী সত্যজিৎ গুপ্তা, Address: ৩৪ গির্জা, ৩১ বাসনো ব্লক ৩৩৫ শ্রী শ্রী সত্যজিৎ গুপ্তা, Classification: ৩৩৫, Area: 0.32000000 Acre.	Owner Name not selected by applicant.
L3	LR Plot No:- 683, LR Khatian No:- 1554	Owner: শ্রী শ্রী সত্যজিৎ গুপ্তা, Gurdian: শ্রী শ্রী সত্যজিৎ গুপ্তা, Address: ৩৪ গির্জা, Classification: ৩৩৫, Area: 0.33000000 Acre.	Owner Name not selected by applicant.

On 25-02-2021

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.

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

Presented for registration at 18:50 hrs on 25-02-2021, at the Office of the A.D.S.R. RAJARHAT by Shishir Gupta..

Certificate of Market Value(WB PUVI rules of 2001)

Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs 3,78,79,537/-

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

Execution is admitted on 25-02-2021 by Trilochan Sharma, Director, Saswat Developer Private Limited, Om Tower, 9th Floor, 32 Jawaharlal Nehru Road, P.O. - Middleton Row, P.S. - Park Street, Kolkata, District -Kolkata, West Bengal, India, PIN - 700071.

Identified by Mr SUBRATA DEY, . . Son of SAMIR DEY, T - 68, TEGHORIA MAIN ROAD, P.O: HATIARA, Thana: Baguiati, . North 24-Parganas, WEST BENGAL, India, PIN - 700157, by caste Hindu, by profession Service

Execution is admitted on 25-02-2021 by Shishir Gupta, Director, Realltech Nirman Private Limited, T-68, Teghoria Main Road, P.O:- Hatiara, P.S.- Baguiati, District-North 24-Parganas, West Bengal, India, PIN - 700157

Identified by Mr SUBRATA DEY, . . Son of SAMIR DEY, T - 68, TEGHORIA MAIN ROAD, P.O: HATIARA, Thana: Baguiati, . North 24-Parganas, WEST BENGAL, India, PIN - 700157, by caste Hindu, by profession Service

Execution is admitted on 25-02-2021 by Sk Nasir, Director, Realltech Nirman Private Limited, T-68, Teghoria Main Road, P.O:- Hatiara, P.S.- Baguiati, District-North 24-Parganas, West Bengal, India, PIN - 700157

Identified by Mr SUBRATA DEY, . . Son of SAMIR DEY, T - 68, TEGHORIA MAIN ROAD, P.O: HATIARA, Thana: Baguiati, . North 24-Parganas, WEST BENGAL, India, PIN - 700157, by caste Hindu, by profession Service

Payment of Fees


Certified that required Registration Fees payable for this document is Rs 21/- (E = Rs 21/-) and Registration Fees paid by Cash Rs 21/-

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 70/- and Stamp Duty paid by Stamp Rs 100/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 1747, Amount, Rs.100/-, Date of Purchase: 27/11/2020, Vendor name: SAMRAT BOSE


Sanjoy Basak
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. RAJARHAT
North 24-Parganas, West Bengal




Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1523-2021, Page from 117692 to 117717
being No 152302860 for the year 2021.



Digitally signed by SANJOY BASAK
Date: 2021.03.02 13:58:17 +05:30
Reason: Digital Signing of Deed


(Sanjoy Basak) 2021/03/02 01:58:17 PM
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. RAJARHAT
West Bengal.

(This document is digitally signed.)

