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AB 519026

7/1926/19

Additional Registrar of Assurances-IV, Kolkata

Certified that the Document is admitted to Registration. The Signature Sheet and the endorsement sheet attached to this document are the part of this document.

*[Signature]*

Additional Registrar of Assurances-IV, Kolkata

DEVELOPMENT POWER OF ATTORNEY  
(After Registration of Development Agreement)

20 MAR 2019

TO ALL TO WHOM THESE PRESENTS SHALL COME I, M/S GADIA ASSOCIATES PRIVATE LIMITED (PAN-AAACG9834D), a company incorporated under the provisions of the companies Act 1956, having its registered office at Meridian Plaza, 209,C.R. Avenue, 4th Floor, P.O.- Bedon Street, P.S.-Girispark, Kolkata-700006, District-Kolkata, duly represented by one of its Directors namely Sri Anil Gadia, (PAN-AFOPG3855L), son of Sri Ratan Lal Gadia, by Occupation-Business, by faith- Hindu, by Nationality- Indian, residing at CF-71, Sector-1, Salt Lake City, P.O.- Salt Lake, P.S.- North Bidhannagar, Kolkata- 700 064,

14 JAN 2019

16246

No.....Rs.- **100/-** Date.....

Name:.....Shek Ataur Rahaman, Advocate

Address:.....Alipore Judges' Court, Kol-27

Vendor:.....

Alipur Collectorate, 24 Pgs. (S)

**SUBHANKAR DAS**  
**STAMP VENDOR**

Alipur Police Court, Kol-27



Identified by me-



(Shek Ataur Rahaman), Advocate  
S/O -Sk Anisur Rahaman  
34, Sodepur Brick Field Road  
P.O.+P.S.- Haridevpur  
Kolkata- 700 082

Handwritten text: "I have received the stamp of the vendor" and a date stamp: **20 MAR 2019**

District-North 24 Parganas, hereinafter called and referred to as the "OWNER/PRINCIPAL/EXECUTANT" (which expression shall unless excluded by or repugnant to the context be deemed to mean and include its respective legal heirs, successors, executors, administrators, legal representatives and assignors) SEND GREETINGS:

WHEREAS by virtue of two several Deeds of Conveyance executed and registered on 25-02-2011 which are shown in a Chart herein below, such as -

Registration Office	Deed No.	Year	Book	Volume No.	Page Nos.	LR Dag No	LR Khatian Nos	Purchased Area (In Dec.)
ADSR- Bidhannagar (Salt Lake)	2427	2011	1	4	13744 -> 13757	2816	2367 and 3397	2Kb-13Ch (i.e. 4.0487 Dec.)
ADSR- Bidhannagar (Salt Lake)	2534	2011	1	5	105-118	2816	4789	2Kb-2Ch (i.e. 3.5125 Dec.)

the Owner / Principal/Executant had purchased ALL THAT piece and parcel of land admeasuring an area of 4(Four Cottah 15 (Fifteen) Chittaks i.e. 8.161 Decimal more or less in C.S. Dag No.-2612 under C.S. Khatian No.-373, corresponding to R.S. Dag No- 2816 under R.S. Khatian No.-926, corresponding to LR Dag No- 2816 under LR Khatian No.-4720, by Nature - Shall, together with brick built wall and tiles shaded structure measuring an area of 200 sq.ft standing thereon, with the facility of 12 ft. wide Common Passage on the West Side, lying and situated at Mouza-Ghuni, J.L.No-23, R.S.NO-232, Touzi No-178, District Sub-Registrar Office at Barasat, Additional District Sub-Registrar Office at Rajarhat (Old- Bidhannagar-Salt Lake City), Old P.S.-Rajarhat and New P.S.-New Town, within the jurisdiction of Jyanga Hatira 2 No. Gram Panchayat, in the District of North 24 Paraganas, more fully and particularly described in the SCHEDULE hereunder written, which is free from all encumbrances, charges, liens, lispenses, demands, claims, hindrances, attachments, debts and dues whatsoever from any corner and since then the Owner / Principal/Executant has been possessing, enjoying and exercising its rights, title, interest of





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20 MAR 2019

the said property peacefully without any interruption from any corner, by paying all rent and taxes before the competent authorities and has every right to transfer the same to anybody against valuable consideration .

AND WHEREAS the above-mentioned Owner / Principal/Executant has mutated its name in the office of B.L. & LRO, Rajarhat, North 24 Parganas for the land measuring about 8.161 Decimal mentioned in the Schedule herein below and after mutation , L.R Khatian Nos. of the Owner has become 4720.

AND WHEREAS thereafter the aforesaid Owner / Principal/Executant herein above, has also applied for conversion of the aforesaid plot of land mentioned in the First Schedule herein below , in the concerned office and accordingly the aforesaid plot of Shali land has been converted into "Bastu" land .

AND WHEREAS by dint of purchase since being the lawful owner of the property mentioned herein above and hereunder written, the aforesaid Owner/ Principal/Executant is well seized and possessed of or otherwise well and sufficiently entitled to the property measuring an area of 8.161 Decimal along with a few quantum of land and the same may be a little more or less, with good marketable title and they have every right to transfer the same to anybody against valuable consideration prevailing in the market.

AND WHEREAS the Owner / Principal/Executant herein is holding the aforesaid property more fully described in the SCHEDULE hereunder written and /or given which is free from all encumbrances and at present we are unable to look after the said property.

AND WHEREAS being desirous to develop the said premises and/or plot of land into a Residential Cum Commercial Building(s) and/or Complex jointly with the aforesaid Developer, the Owner / Principal/Executant has entered into a Development Agreement which is/was executed on 23-02-2019 and registered on 26-02-2019, with NEELKANTH NIRMAN PRIVATE LIMITED ( PAN- AACCN0826A ), a company incorporated under the provisions of the companies Act 1956, having its registered office at 17/H/8, Balai Singhi Lane , 1<sup>st</sup> Floor, P.O.+ P.S.-Amberst Street, Kolkata - 700 009,



ADDITIONAL REGISTRAR  
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29 MAR 2019

District- Kolkata, duly represented by one of its Directors namely **Sri Brijesh Kumar Agrawal** ( PAN- ACYPA6430G), son of Late Baijnath Agarwal; by Occupation - Business; by faith-Hindu, by Nationality - Indian, residing at 10/14, Brijdham Housing Complex, Shreebhumi, P.O.- Shreebhumi, P.S.-Lake Town, Kolkata-700 048, District-North 24 Parganas who is the "DEVELOPER" under some terms and conditions laid down in the aforesaid Development Agreement . The said Development Agreement was executed on 23-02-2019 and registered on 26-02-2019, in the office of ARA-IV, Kolkata and it was recorded in Book No- I , Volume No - 1904-2019, Page Nos. from 112899 to 112939 , being Deed No. 190402115, for the Year 2019 . After execution of the aforesaid agreement, the Owner / Principal/Executant has already handed over the possession of the said property along with all original deeds to the Developer.

AND WHEREAS due to our various unavoidable problems and urgency of official works, we are not in a position to look after or to develop the above mentioned property, morefully and particularly described in the Schedule hereunder written for which we have decided to appoint, nominate and constitute a suitable person/persons as our true, faithful and lawful constituted ATTORNEY/ ATTORNEYS to take legal steps and/or to look after and/or to develop the said property on behalf of us.

AND WHEREAS beside these it is not possible for the Owner/ Principal/Executants to move to different authorities for obtaining relevant permissions, 'no objections' etc. in regard to the development of the said premises and/or plots of land into a Residential Cum Commercial Building(s) and/or Complex which is mentioned in the aforesaid Development Agreement, executed on 23-02-2019 and registered on 26-02-2019, in favour of the aforesaid Developer by name and style "NEELKANTH NIRMAN PRIVATE LIMITED" , a company incorporated under the provisions of the companies Act 1956, having its registered office at 17/H/8, Balai Singhi Lane , 1<sup>st</sup> Floor, P.O.+ P.S.-Amherst Street, Kolkata - 700 009, District- Kolkata, duly represented by one of its Directors namely **Sri Brijesh Kumar Agrawal** ( PAN- ACYPA6430G), son of Late Baijnath Agarwal; by Occupation - Business; by faith-Hindu, by Nationality - Indian, residing at



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**ADDITIONAL REGISTRAR  
OF ASSURANCES-IV, KOLKATA  
2, 0 MAR 2019**



10/14, Brijdham Housing Complex, Shreebhumi, P.O.- Shreebhumi, P.S.-Lake Town, Kolkata - 700 048, District- North 24 Parganas .

NOW KNOW YE AND THESE PRESENTS WITNESSETH that I , M/S GADIA ASSOCIATES PRIVATE LIMITED (PAN-AAACG9834D), a company incorporated under the provisions of the companies Act 1956, having its registered office at Meridian Plaza, 209,C.R.Avenue, 4th Floor, P.O.- Bedon Street, P.S.-Grispark, Kolkata-700006, District- Kolkata, duly represented by one of its Directors namely Sri Anil Gadia, (PAN-AFOPG3855L), son of Sri Ratan Lal Gadia, by Occupation-Business, by faith-Hindu, by Nationality- Indian, residing at CF-71, Sector-1, Salt Lake City, P.O.- Salt Lake, P.S.- North Bidhannagar, Kolkata- 700 064, District - North 24 Parganas, the Owner / Principal/Executant, has appointed, nominated and constituted NEELKANTH NIRMAN PRIVATE LIMITED (PAN- AACCN0826A), a company incorporated under the provisions of the companies Act 1956, having its registered office at I7/H/8, Balai Singhi Lane , 1<sup>st</sup> Floor, P.O.+ P.S.-Amherst Street, Kolkata - 700 009, District- Kolkata, duly represented by one of its Directors namely Sri Brijesh Kumar Agrawal ( PAN- ACYPA6430G), son of Late Baijnath Agarwal; by Occupation - Business; by faith-Hindu, by Nationality- Indian, residing at 10/14, Brijdham Housing Complex, Shreebhumi, P.O.- Shreebhumi, P.S.-Lake Town, Kolkata - 700 048, District- North 24 Parganas who is the DEVELOPER in the aforesaid Development Agreement, executed on 23-02-2019 and registered on 26-02-2019, as our true, faithful and lawful constituted ATTORNEY for such acts as stated herein below, in their place and instead, and without any contradiction do, perform for ourselves on our behalf and in our names all or any of the followings acts, deeds and things relating to or concerning with the Development of the said Property / Premises.

I To hold, defend, possess, manage and maintain the said premises or part of it and to construct several buildings upon the land of the said premises or part of it as per sanction plan approved by the Concerned Authorities ( Jyagra Hatara 2 No. Gram Panchayat, Rajarhat Panchayat Samity & Zilla Parishad of North 24 Parganas) in terms of the Development Agreement.



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2. To erect boundary walls in and around of the said premises.
3. To apply for and obtain further sanction of the building plans time to time, if any or require, from the Concerned Authorities ( Jyangra Hatiara 2 No. Gram Panchayat, Rajarhat Panchayat Samity & Zilla Parishad of North 24 Parganas) and/or any other authorities and to sign and execute any such papers documents instruments that may be required in this regard.
4. To sign, execute and submit all applications, maps, plans specification and obtain the same thereof upon sanction in respect of any new plan and/or any modification or alterations thereafter upon the building plans approved by the Concerned Authorities ( Jyangra Hatiara 2 No. Gram Panchayat, Rajarhat Panchayat Samity & Zilla Parishad of North 24 Parganas) and to sign and execute and submit any plan, papers and documents and perform all the formalities and obligations as may be required or necessary from time to time.
5. To pay fees to obtain sanction and other records permission and/or consents from the necessary authorities as may be necessary or required for modification, alteration and/or sanction of the plan and/or any utility serving and/or concerning the said premises or part of it and also to sign other documents as may be required by the authorities from time to time.
6. To appoint Engineers, Architects and their agent or agents and Sub-Contractors as the said Attorney shall think fit and proper and to make payment of fees and charges of such Architects, Engineers and their agent or agents and/or sub-contractors, for and on behalf of the Principal.
7. To apply for electricity, water, drainage, sewerage, telephone, lift or of any other utility in the said premises or part of it and/or to make alterations in the existing connection and to have disconnected the same and for that to sign answer 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 attorney.
8. To apply for and obtain licenses and permissions that may be necessary or be required for the purpose of installation and running of lift, generator for auxiliary power supply or for



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REGISTRATION  
OF A COMPANY  
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the purpose of having the drain of the said premises or part of it to be disconnected and/or connected to the drain and for all or any of the purposes above mentioned to sign and execute all necessary papers.

9. To make supervise and construction of the buildings and/or structures according to the building plan , sanctioned by the Concerned Authorities ( Jyangra Hatiara 2 No. Gram Panchayat, Rajarhat Panchayat Samity & Zilla Parishad of North 24 Parganas) in respect of the said premises or part of it as mentioned hereunder and to that effect to get signed, pursue and collect on behalf of the Principal all such or relevant applications, drawings, documents and any representations of whatsoever manner or nature that is being sought to be done by the aforesaid department of the competent authority or by other and when necessary as and/or asked for.
10. To appear and represent the Principal before the Panchayat, Panchayat Samity , Zilla Parishad, B.L & LRO, S.D. L & LRO, building Tribunal and other authorities concerned regarding mutation & conversion of the schedule property , if require, in future and to receive any notice or served upon the Principal in respect of the said premises or part of it and to make representations, prefer appeals reviews and revisions and for that to sign and submit all papers appeals applications and papers and to appear and make representation for and on behalf of the Principal before the authorities concerned.
11. To appear and represent the Principal before Jyangra Hatiara 2 No. Gram Panchayat, Panchayat Samity, Zilla Parishad of North 24 Parganas, B.L & LRO, S.D. L & LRO, Fire Services Dept. of West Bengal, WBSEB in connection with the said premises or part of it and to sign and execute all the papers and documents wherever necessary.
12. To apply for electricity, water, drainage, sewerage, telephone, lift or of any other utility in the said premises or part of it and/or to make alterations in the existing connection and to have disconnected the same and for that to sign answer 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 attorney.
13. To sign and execute all papers and documents for and on behalf of the Principal to mutate its name in respect of the said premises or part of it before the B.L & LRO Rajarhat, Govt. of West Bengal and other authority.



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REGISTRAR OF ASSURANCES  
KOLKATA  
20 MAR 2019

14. To sign and execute all papers and documents for and on behalf of the Principal regarding conversion case of the land, if require, in respect of the said premises or part of it in the Government records including Gram Panchayat.
15. To sign and execute all papers and documents for and on behalf of the Principal to obtain land ceiling clearance if any, from the Competent Authority.
16. To appear and represent the Principal before any Notary Public, Registrar of Assurances, District Registrar, Sub-Registrar or any other officer or officers having jurisdiction and to present for registration and have registered and performed all deeds, agreements, documents and instruments executed and signed by the said Attorney in any manner concerning the **Developer's Allocation or Share** of the project constructed at or upon the building/s in terms of the aforesaid Development Agreement, executed on 23-02-2019 and registered on 26-02-2019, in respect the said flats , together with undivided share of land mentioned in the **Schedule** hereunder written and/or given in the project being **Chitrakut Enclave** and admit the execution thereof.
17. To enter into Agreement for Sale, Lease and/or to sign and execute any other Deeds, documents, Deed of Conveyance or Deed of Sale in respect of the **Developer's Allocation or Share** of the project constructed at or upon the building/s in terms of the aforesaid Development Agreement, executed on 23-02-2019 and registered on 26-02-2019, in respect the said flats by and between the Principal and the Developer together with undivided proportionate share of the land of the said premises mentioned in the **Schedule** hereunder written and/or given in the project being **Chitrakut Enclave** and to collect money from the intending Purchaser(s) and to grant receipt and acknowledge the payment and to present the same for registration before the registering authority and admit the execution thereof.
18. To receive money or moneys whether in advance or booking from time to time or at a time from the intending Purchaser or Purchasers in respect of the **Developer's Allocation**



*[Handwritten signature]*

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**29 MAR 2019**



only in terms of the aforesaid Development Agreement, executed on 23-02-2019 and registered on 26-02-2019 and to grant proper receipt and discharge thereof.

19. To deliver khas and vacant possession of the **Developer's Allocation** in terms of the aforesaid Development Agreement, executed on 23-02-2019 and registered on 26-02-2019, by and between the Principal/Executant and the Developer to the intending Purchasers/Transferee.
20. To charge by way of equitable mortgage in respect of the **Developer's Allocation** only in terms of the aforesaid Development Agreement, executed on 23-02-2019 and registered on 26-02-2019, consisting of Unit/Floor/Flats/Car Parking Spaces/Commercial Space/Offices of the proposed Building(s), together with undivided proportionate share of land mentioned in the **Schedule** hereunder written and/or given in the project who wants to purchase the same from the Developer includes its transferee and to make the Principals free from all encumbrances and liabilities whatsoever.
21. To sign and execute all the papers and documents for obtaining no objection from KMDA, Fire Brigade, West Bengal Pollution Control Board and other authorities in respect of the said premises or part of it in the name of the Principal.
22. To sign execute and submit all declarations statements applications and affirm affidavits as may be necessary or required from time to time.
23. To commence, prosecute, enforce, defend, answer and oppose all actions and proceedings concerning in any way, the said premises or any part thereof including those relating to acquisition and/or requisition in which the Principal is now or may hereafter be interested or concerned and if thought fit and compromise settle refer to arbitration abandon become non-suited submit to judgment in any action or proceedings as aforesaid before any Court, Civil or Criminal or Revenue.
24. To appoint any retainers, solicitors, advocate and other legal agents and to revoke such appointments and others as occasion shall require.
25. To sign affirm and verify plaint, petition, written statements, tabular statements, Review, Revisions, Affidavit, Declarations, Memorandum of Appeal or any other paper or

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pleadings including applications under Article 226 of the Constitution of India in any suit action or proceedings relating to the said premises or any part thereof.

26. All of the directors of NEELKANTH NIRMAN PRIVATE LIMITED jointly or severally or any of them in single or its authorized representatives/signatories would sign time to time in "Agreement for Sale/s" and/or "Deed of Conveyance/s", or any other Deeds and Documents in the proposed Residential cum Commercial Building(s) to convey Unit/Floor/Flats/Car Parking Spaces/Commercial Space/Offices of the proposed Building(s), together with undivided proportionate share of land mentioned in the Schedule hereunder written and/or given in the project for and on behalf of the Principal for the Developer's Allocation only .

AND GENERALLY to do all acts and things concerning the powers herein conferred in respect of the said premises which the Principal could have done lawfully under its own hands, if present personally and the Principal does hereby agree, ratify and confirm all acts, deeds and things whatsoever and the said Attorney shall do and/or cause to do in accordance herewith.

#### SCHEDULE OF THE PROPERTY ABOVE REFERRED TO

ALL THAT piece and parcel of land measuring about 4(Four) Cottah 15 (Fifteen) Chittaks i.e. 81468' Decimal more or less in C.S. Dag No.-2612 under C.S. Khatian No.-373, corresponding to R.S. Dag No- 2816 under R.S. Khatian No.-926, corresponding to LR Dag No- 2816 under LR Khatian No.-4720 , by Nature - Bastu , together with brick built wall and tiles shaded structure measuring an area of 200 sq.ft standing thereon , with the facility of 12 ft. wide Common Passage on the West Side , lying and situated at Mouza- Ghuni, J.L.No-23, R.S.NO-232, Touzi No-178, District Sub-Registrar Office at Barasat, Additional District Sub-Registrar Office at Rajarhat ( Old- Bidhannagar-Salt Lake City), Old P.S.-Rajarhat and New P.S.-New Town, within the jurisdiction of Jyangra Hatara 2 No.Gram Panchayat, in the District of North 24 Paraganas.

IN WITNESS WHEREOF the parties, hereunder have executed these presents at Kolkata on the 20<sup>th</sup> day of March, 2019.



Handwritten initials or signature.

ADDITIONAL REGISTRAR  
OF ASSURANCES-IV, KOLKATA  
30 MAR 2019



SIGNED, SEALED AND DELIVERED

By the above named Owner/Principal/Executant  
In the presence of:-

- 1) Shek Ataur Rahaman  
34, Sodepur Brick Field Road,  
P.O.+P.S. - Haridarpur  
Kolkata - 700082
- 2) Pancho gopal Sarda  
35, Vivekananda Road  
Kolkata - 70007

GADIA ASSOCIATES PVT. LTD

Anil Gada

Director

SIGNATURE OF THE OWNER/  
PRINCIPAL/EXECUTANT

SIGNED, SEALED AND DELIVERED

By the above named Constituted Attorney  
In the presence of:-

- 1) Shek Ataur Rahaman
- 2) Pancho gopal Sarda

NEELKANTH NIRMAN PVT. LTD.

Brijesh Kumar Agarwal

DIRECTOR

SIGNATURE OF THE CONSTITUTED  
ATTORNEY

Drafted and Prepared by me



(Shek Ataur Rahaman)

Advocate

Alipore Judges' Court,

Kolkata-27

(Regn. No.-WB/382/2000)



DISTRICT- KOLKATA  
 OFFICE OF THE ADDITIONAL REGISTRAR OF ASSURANCES-IV, KOLKATA

		Thumb	1st finger	Middle finger	Ring finger	Small finger
	Left Hand					
	Right Hand					

Name: ANIL GADIA **GADIA ASSOCIATES PVT. LTD**

*Anil Gadia*

Signature :- \_\_\_\_\_ **Director**

	Left Hand					
	Right Hand					

Name: BRIJESH KUMAR AGRAWAL **NEELKANTH NIRMAN PVT. LTD.**

*Brijesh Kumar Agrawal*

Signature :- \_\_\_\_\_ **DIRECTOR**

PHOTO	Left Hand					
	Right Hand					

Name: \_\_\_\_\_

Signature :- \_\_\_\_\_



*[Handwritten signature]*

**ADDITIONAL REGISTRAR  
OF ASSURANCES-IV, KOLKATA  
20 MAR 2019**





GADIA ASSOCIATES PVT. LTD  
*Amal Gadia*  
Director





आयकर विभाग  
INCOME TAX DEPARTMENT  
NEELKANTH NIRMAN PRIVATE  
LIMITED



भारत सरकार  
GOVT. OF INDIA



09/07/2004

Permanent Account Number  
AACCN0825A

01/02/2011

NEELKANTH NIRMAN PVT. LTD.  
*Rajesh Kumar Agarwal*  
DIRECTOR

THE UNIVERSITY OF CHICAGO  
LIBRARY



आयकर विभाग  
INCOME TAX DEPARTMENT



भारत सरकार  
GOVT. OF INDIA




स्थायी लेखा संख्या कार्ड  
Permanent Account Number Card  
AFOPG3855L



नाम / Name  
ANIL GADIA

पिता का नाम / Father's Name  
RATAN LAL GADIA

जन्म तिथि / Date of Birth  
27/09/1977

  
हस्ताक्षर / Signature



*Anil Gadia*




**ভারত সরকার**  
**Government of India**


**নাম/নাম**  
**Anil Gadia**  
**পিতা : রতন লাল গাডিয়া**  
**Father : Ratan Lal Gadia**

**মুদ্রিত/DOB: 27/09/1977**  
**পুংস / Male**



**9283 6021 4126**

**আধার - সাধারণ মানুষের অধিকার**

*Anil Gadia*


**স্বল্পভিত্তিক বিশিষ্ট পরিচয় প্রদান**  
**Unique Identification Authority of India**

**ঠিকানা: A/ রতন লাল গাডিয়া**  
**কি-এক, নর্থসেক, সেক্টর-১**  
**বিহাননগর (M), বিহাননগর সিটি ব্লক**  
**উত্তর ২৪ পরগনা, পশ্চিম বঙ্গ,**

**Address: S/O: Ratan Lal Gadia, CF-71, SALT LAKE, SECTOR-1, Bihannagar (M), Bihannagar CC Block, North 24 Parganas, West Bengal, 700064**

**9283 6021 4126**

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1800 300 1947

 [help@uidai.gov.in](mailto:help@uidai.gov.in)

 [www.uidai.gov.in](http://www.uidai.gov.in)

*Anil Gadia*



आयकर विभाग  
INCOME TAX DEPARTMENT



भारत सरकार  
GOVT OF INDIA



स्थायी लेखा संख्या कार्ड  
Permanent Account Number Card

ACYPA6430G

नाम / Name  
BRIJESH KUMAR AGRAWAL

पिता का नाम / Father's Name  
BALNATH AGRAWAL

जन्म की तारीख / Date of Birth  
03/04/1964

हस्ताक्षर / Signature



15000017

*Brijesh Kumar Agrawal*







भारत सरकार  
GOVERNMENT OF INDIA



ब्रिजेश कुमार अग्रवाल  
Brijesh Kumar Agrawal  
जन्मतिथि/ DOB: 03/04/1964  
पुरुष / MALE



9163 5833 7726

आधार - साधारण मानुषेर अधिकार



भारतीय विशिष्ट पहचान प्राधिकरण  
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

ठिकाना:  
10/14, 211 कानाल स्ट्रीट, ब्रिजधम  
होस्टल कॉम्प्लेक्स, उत्तर 24 पारगना (एम),  
उत्तर 24 पारगना,  
पश्चिमवङ - 700048

Address  
10/14, 211 CANAL  
STREET, BRIDHAM  
HOUSING COMPLEX,  
South Dum Dum (M),  
North 24 Parganas,  
West Bengal - 700048



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1800 300 1947

help@uidai.gov.in www.uidai.gov.in

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Brijesh Kumar Agrawal





ভারতীয় বিশিষ্ট পরিচয় প্রাধিকরণ  
 ভারত সরকার  
 Unique Identification Authority of India  
 Government of India

ভালিকাঙ্কির আই ডি / Enrollment No.: 1040/19821/45749

To  
 02/04/2013 মেখ আতাউর রহমান  
 Shek. Ataur Rahaman  
 SODEPUR BRICK FIELD ROAD  
 Haridevpur  
 Haridevpur  
 South Twenty Four Parganas  
 West Bengal 700082

719182



MN007191826FT



আপনার আধার সংখ্যা / Your Aadhaar No. :

**7802 9944 0063**

আধার - সাধারণ মানুষের অধিকার



ভারত সরকার  
 Government of India



মেখ আতাউর রহমান  
 Shek. Ataur Rahaman  
 পিতা : মেখ আনিসুর রহমান  
 Father : SK. ANISUR RAHAMAN  
 জন্ম সাল / Year of Birth : 1973  
 পুরুষ / Male



**7802 9944 0063**

আধার - সাধারণ মানুষের অধিকার

*(Shek Ataur, Rahaman)*

*Purpose : for registration of Gov. PDA - A ARA-IV (Kolkata)*

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### Major Information of the Deed

Deed No :	I-1904-02929/2019	Date of Registration	20/03/2019
Query No / Year	1904-1000071936/2019	Office where deed is registered	
Query Date	16/03/2019 12:00:19 PM	A.R.A. - IV KOLKATA, District: Kolkata	
Applicant Name, Address & Other Details	SHEK ATAUR RAHAMAN ALIPORE JUDGES COURT, Thana : Alipore, District : South 24-Parganas, WEST BENGAL, PIN - 700027, Mobile No. : 9073103425, Status :Advocate		
Transaction	Additional Transaction		
[0138] Sale, Development Power of Attorney after Registered Development Agreement	[4308] Other than Immovable Property, Agreement [No of Agreement : 2]		
Set Forth value	Market Value		
Rs. 5,00,000/-	Rs. 45,49,272/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 100/- (Article:48(g))	Rs. 101/- (Article:E, E, M(a), M(b), I)		
Remarks	Development Power of Attorney after Registered Development Agreement of [Deed No/Year]:- 190402115/2019		

#### Land Details :

District: North 24-Parganas, P.S.- Rajarhat, Gram Panchayat: JANGRAHATIARA-II, Mouza: Ghuni, Ghuni Pin Code : 700157

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-2816	LR-4720	Bastu	Bastu	8.1468 Dec	4,50,000/-	43,99,272/-	Width of Approach Road: 12 Ft., Adjacent to Metal Road,
<b>Grand Total :</b>					<b>8.1468Dec</b>	<b>4,50,000 /-</b>	<b>43,99,272 /-</b>	

#### Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	200 Sq Ft.	50,000/-	1,50,000/-	Structure Type: Structure
Floor No: 1, Area of floor : 200 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 1Year, Roof Type: Pucca, Extent of Completion: Complete					
<b>Total :</b>		<b>200 sq ft</b>	<b>50,000 /-</b>	<b>1,50,000 /-</b>	

#### Principal Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	<b>GADIA ASSOCIATES PRIVATE LIMITED</b> Meridian Plaza, 209, C.R.Avenue, 4th Floor, P.O:- Bedon Street, P.S:- Girish Park, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700008 , PAN No.:: AAACG9834D, Status :Organization, Executed by: Representative, Executed by: Representative



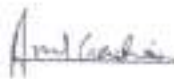


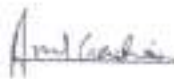


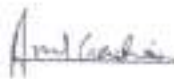









Major Information of the Deed :- I-1904-02929/2019-20/03/2019






**Attorney Details :**

Sl No	Name,Address,Photo,Finger print and Signature
1	<b>NEELKANTH NIRMAN PRIVATE LIMITED</b> 17/H/8, Balai Singhi Lane, 1st Floor, P.O:- Amherst Street, P.S:- Amherst Street, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700009 , PAN No.:: AACCN0826A, 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>Shri ANIL GADIA (Presentant)</b>                      Son of RATAN LAL GADIA                      Date of Execution - 20/03/2019, , Admitted by: Self, Date of Admission: 20/03/2019, Place of Admission of Execution: Office                 </td> <td></td> <td></td> <td></td> </tr> <tr> <td></td> <td>Mar 20 2019 12:35PM</td> <td>LTI 20/03/2019</td> <td>20/03/2019</td> </tr> </tbody> </table> <p>CF-71, Sector-1, Salt Lake City, P.O:- Salt Lake, P.S:- North Bidhannagar, Bidhannagar, District:-North 24-Parganas, West Bengal, India, PIN - 700064, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AFOPG3855L Status : Representative, Representative of : GADIA ASSOCIATES PRIVATE LIMITED (as Director)</p>	Name	Photo	Finger Print	Signature	<b>Shri ANIL GADIA (Presentant)</b> Son of RATAN LAL GADIA Date of Execution - 20/03/2019, , Admitted by: Self, Date of Admission: 20/03/2019, Place of Admission of Execution: Office					Mar 20 2019 12:35PM	LTI 20/03/2019	20/03/2019
Name	Photo	Finger Print	Signature										
<b>Shri ANIL GADIA (Presentant)</b> Son of RATAN LAL GADIA Date of Execution - 20/03/2019, , Admitted by: Self, Date of Admission: 20/03/2019, Place of Admission of Execution: Office													
	Mar 20 2019 12:35PM	LTI 20/03/2019	20/03/2019										
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	Mar 20 2019 12:35PM	LTI 20/03/2019	20/03/2019										

**Identifier Details :**

Name	Photo	Finger Print	Signature
<b>Mr SHEK ATAKR RAHAMAN</b> Son of Sk. ANISUR RAHAMAN 34, SODEPURE BRICK FIELD ROAD, P.O:- HARIDEVPUR, P.S:- Thakurpukur, District:-South 24-Parganas, West Bengal, India, PIN - 700082			
	20/03/2019	20/03/2019	20/03/2019

Identifier Of Shri ANIL GADIA, Shri BRIJESH KUMAR AGRAWAL

Major Information of the Deed :- I-1904-02929/2019-20/03/2019

11. 11. 1941

11. 11. 1941

11. 11. 1941

11. 11. 1941

11. 11. 1941

11. 11. 1941



Transfer of property for L1		
Sl.No	From	To. with area (Name-Area)
1	GADIA ASSOCIATES PRIVATE LIMITED	NEELKANTH NIRMAN PRIVATE LIMITED-8.1468 Dec
Transfer of property for S1		
Sl.No	From	To. with area (Name-Area)
1	GADIA ASSOCIATES PRIVATE LIMITED	NEELKANTH NIRMAN PRIVATE LIMITED-200.00000000 Sq Ft

## Land Details as per Land Record

District: North 24-Parganas, P.S:- Rajarhat, Gram Panchayat: JANGRAHATIARA-II, Mouza: Ghuni, Ghuni Pin Code : 700157

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 2816, LR Khatian No:- 4720	Owner:মে: গাদিয়া এসোসিয়েটস, Gurdian:প্রা: ি, Address:176,এম.জি.রোড, কোল-07 , Classification:শালি, Area:0.20000000 Acre,	GADIA ASSOCIATES PRIVATE LIMITED

Endorsement For Deed Number : I - 190402929 / 2019

On 16-03-2019

**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 45,49,272/-



**Tridip Misra**  
**ADDITIONAL REGISTRAR OF ASSURANCE**  
**OFFICE OF THE A.R.A. - IV KOLKATA**  
**Kolkata, West Bengal**

On 20-03-2019

**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 12:19 hrs on 20-03-2019, at the Office of the A.R.A. - IV KOLKATA by Shri ANIL GADIA

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

Execution is admitted on 20-03-2019 by Shri ANIL GADIA, Director, GADIA ASSOCIATES PRIVATE LIMITED, Meridian Plaza, 209, C.R.Avenue, 4th Floor, P.O:- Bedon Street, P.S:- Girish Park, Kolkata, District-Kolkata, West Bengal, India, PIN - 700006

Indetified by Mr SHEK ATAQR RAHAMAN, , Son of Sk. ANISUR RAHAMAN, 34, SODEPURE BRICK FIELD ROAD, P.O: HARIDEVPUR, Thana: Thakurpukur, , South 24-Parganas, WEST BENGAL, India, PIN - 700082, by caste Muslim, by profession Others

Major Information of the Deed :- I-1904-02929/2019-20/03/2019



The following table shows the results of the experiment. The first column is the number of trials, the second column is the number of correct responses, and the third column is the percentage of correct responses. The data shows that the percentage of correct responses increases as the number of trials increases, indicating that the subject is learning the task.

Number of Trials	Number of Correct Responses	Percentage of Correct Responses
10	5	50%
20	12	60%
30	18	60%
40	25	62.5%
50	30	60%
60	35	58.3%
70	40	57.1%
80	45	56.25%
90	50	55.56%
100	55	55%

The results of the experiment show that the subject's performance is stable, with a consistent percentage of correct responses around 55-60%. This suggests that the subject has reached a level of proficiency in the task.

Execution is admitted on 20-03-2019 by Shri BRIJESH KUMAR AGRAWAL, Director, NEELKANTH NIRMAN PRIVATE LIMITED, 17/H/8, Balaj Singhi Lane, 1st Floor, P.O:- Amherst Street, P.S:- Amherst Street, Kolkata, District:- Kolkata, West Bengal, India, PIN - 700009

Indetified by Mr SHEK ATAKR RAHAMAN, , Son of Sk. ANISUR RAHAMAN, 34, SODEPURE BRICK FIELD ROAD, P.O: HARIDVEVPUR, Thana: Thakurpukur, , South 24-Parganas, WEST BENGAL, India, PIN - 700082, by caste Muslim, by profession Others

#### Payment of Fees

Certified that required Registration Fees payable for this document is Rs 101/- ( E = Rs 21/- ,I = Rs 55/- ,M(a) = Rs 21/- ,M(b) = Rs 4/- ) and Registration Fees paid by Cash Rs 101/-

#### 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 16246, Amount: Rs.100/-, Date of Purchase: 14/01/2019, Vendor name: S Das



**Tridip Misra**  
**ADDITIONAL REGISTRAR OF ASSURANCE**  
**OFFICE OF THE A.R.A. - IV KOLKATA**  
**Kolkata, West Bengal**

Major Information of the Deed :- I-1904-02929/2019-20/03/2019



Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1904-2019, Page from 140271 to 140293  
being No 190402929 for the year 2019.



Digitally signed by TRIDIP MISRA  
Date: 2019.03.27 20:18:15 +05:30  
Reason: Digital Signing of Deed.

(Tridip Misra) 27-03-2019 20:18:05  
ADDITIONAL REGISTRAR OF ASSURANCE  
OFFICE OF THE A.R.A. - IV KOLKATA  
West Bengal.

(This document is digitally signed.)

