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D-06875/18



पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

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Certification that the document is admitted
 & registered. The signature area/shells
 & the endorsement area/shells matched
 with this document are the part of this
 document.

Additional District Sub-Registrar
 Balarhat, New Town, North 24-Pgs
 06 JUN 2018
 06 JUN 2018

DEVELOPMENT POWER OF ATTORNEY

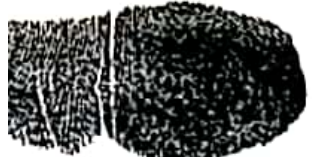
Date: 12th of March, 2018

Place: Kolkata, West Bengal, India

Parties:

Sl. No 43174
Name: Saptarshi Roy (Adv)
Address: High Court Cal-1
Rs.
Kolkata Collectorate,
11, Netaji Subhas Rd., Kolkata-1
Date 31 MAY 2017
Amoy Kr. Saha
Licensed Stamp
Vendor.

Soumen Mana.



4371

Soumen Mana.



4372

T Soumen Mana



Additional District Sub-Regis. ...
Rajarhat, New Town, North 24-Parg

Identified by me
Saptarshi Roy
advocate
WB-763/03

05 JUN 2018

SAPTARSHI RAY
ADVOCATE
CALCUTTA HIGH COURT
Dist Court Alipore/Barasat

M/s. USASHI REALSTATES PVT. LTD. (PAN - AAFCD0790C), a Company incorporated under the Companies Act, 1956, having its Regd. office at 594/1 Dakshindari Road, Bima Abasan, Flat No. E2/1, 1st floor, PO - Sreebhumi, PS - Lake Town, Kolkata - 700 048, Dist: 24 PGS (N) and Corp. Office at B1, Radhakunja Apartment, 81 Golaghata, VIP Road, Near Bika Banquet, PO - Sreebhumi, PS - Lake Town, Kolkata - 700048, Dist: 24 PGS (N), being represented by its Director **SRI SOUMEN MANA (PAN - CKAPM8296A)**, s/o Sri Tapan Mana, by faith Hindu, by occupation - business, residing at Village - Talberia Ghunghuni Patna, PO - Lowada, PS - Debra, PIN - 721 136, Dist: Paschim Medinipur, by virtue of the resolution adopted, passed and resolved in the meeting of B.O.D. held on 03/11/2017 at 1 PM at 594/1, Dakshindari Road, 'Bima Abasan', Flat No. E2/1, 1st floor, PO - Sreebhumi, PS - Lake Town, Kolkata - 700048, Dist: 24 PGS (N), hereinafter for sake of brevity being referred to and called as the "LANDOWNER/PRINCIPAL/GRANTOR" (which term or expression shall unless otherwise excluded by or repugnant to the subject or context be deemed to mean and include its successors-in-office and assigns) being the **PARTY of the FIRST PART.**

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D

M/s. EVANIE INFRASTRUCTURE PVT. LTD. (PAN - AAECE5886B), a Company incorporated under the Companies Act, 1956 (CIN - U45309 WB 2017 PTC 220329), having its office at Premises No. 594/1, Dakshindari Road, "Bima Abasan", Flat No E2/1, 1st floor, PO - Sreebhumi, PS - Lake Town, Kolkata - 700048, Dist: 24 PGS (N), being represented by its Director namely **SRI SUPRIYA KUMAR PATRA (PAN - BCSPP3301E)**, s/o Sri Asis Kumar Patra, by faith Hindu, by occupation - business, residing at Village - Radhapur, PO - Madhabpur, PS - Bhupatinagar, Dist: Purba Medinipur, PIN - 721 626, by virtue of the resolution adopted, passed and resolved in the meeting of B.O.D. held on 03/11/2017 at 1 PM at 594/1, Dakshindari Road, 'Bima Abasan', Flat No. E2/1, 1st floor, PO - Sreebhumi, PS - Lake Town, Kolkata - 700048, Dist: 24 PGS (N), hereinafter for sake of brevity being referred to and called as the "DEVELOPER/ATTORNEY" (which term or expression shall unless otherwise excluded by or repugnant to the subject or context be deemed to mean and include its successors-in-office and assigns) being the **PARTY of the SECOND PART.**

<: BACKGROUND :>

Ownership by PRINCIPAL/GRANTOR:-

WHEREAS the Landowner herein being the **PARTY of the FIRST PART** owned and acquired the plot of land admeasuring about 79.4 Decimals morefully described in Schedule A hereinafter, by virtue of the following registered Deed of Conveyance in it's favour:-

- Being No. 152304514/2017 of ADSR Rajarhat, recorded in Book No. I, CD Vol. No. 1523 – 2017, Pg. No. 129931 – 129969, dated 24/05/2017.
- Being No. 152304512/2017 of ADSR Rajarhat, recorded in Book No. I, CD Vol. No. 1523 – 2017, Pg. No. 130549 – 130571, dated 24/05/2017.
- Being No. 152303579/2017 of ADSR Rajarhat, recorded in Book No. I, CD Vol. No. 1523 – 2017, Pg. No. 104368 – 104399, dated 28/04/2017.
- Being No. 152303580/2017 of ADSR Rajarhat, recorded in Book No. I, CD Vol. No. 1523 – 2017, Pg. No. 104400 – 104428, dated 10/03/2017.
- Being No. 152304511/2017 of ADSR Rajarhat, recorded in Book No. I, CD Vol. No. 1523 – 2017, Pg. No. 130480 – 130520, dated 24/05/2017.
- Being No. 152304513/2017 of ADSR Rajarhat, recorded in Book No. I, CD Vol. No. 1523 – 2017, Pg. No. 130066 – 130093, dated 24/05/2017.

AND WHEREAS the Landowner herein have applied before the concerned BL & LRO and obtained mutation in it's favour for the lands purchased by it. The Landowner herein has also obtained necessary permission from the concerned BL & LRO for conversion of classification of land character to Bastu.

AND WHEREAS the Landowner herein being desirous to develop it's property by constructing a multi-storied building consisting of several self-contained residential flats, garages, shops and/or commercial spaces etc. for commercial gain, approached the Developer herein for the same. The Developer herein happens to possess land within the vicinity of the land owned and held by the Landowner herein, and also the Developer possess the required qualities, expertise and experience to come up with such Housing Project hence both the parties herein have mutually agreed to come together for this upcoming Housing Project under joint venture.

AND WHEREAS the Landowner and the Developer herein have also agreed in principal, that the land of the Landowner would be utilized for construction of a Housing Project of mass scale and the said Housing Project shall always be named and styled as "EVANIE ECONEST". All lands owned and purchased by the Landowner herein which are comprised in various Dag Numbers within the vicinity shall deem to mean and include the area of the said Housing Project.

AND WHEREAS the said land morefully described in Schedule A hereinafter is free from all sorts of encumbrances and for the sake of brevity being referred to and called as the "SAID PROPERTY". The Landowner herein have placed all relevant documents relating to the said property before the Developer and after going through the documents and necessary inspection and on prima facie satisfaction, the Developer herein have agreed to develop the said land morefully described in Schedule A hereinafter by constructing several multi-storied structures thereon and accordingly had entered into a Joint Venture Agreement/Development Agreement.

AND WHEREAS the parties herein have executed a registered Development Agreement having Being No. 1523 06324 /2018 of ADSR Rajarhat, recorded in Book No. I, CD Vol. No. 1523 - 2018, Pg. No. X - X containing the terms and conditions contained therein. The PARTY of the FIRST PART being referred as the Landowner therein in the said Development Agreement, appointed the PARTY of the SECOND PART herein as the DEVELOPER and entrusted the responsibility of developing the property morefully described in Schedule A therein. It had been further agreed by and between the parties therein that the PARTY of the FIRST PART would execute a registered Development Power of Attorney in favour of the PARTY of the SECOND PART authorizing and to enable it to get Building Plan sanctioned from the concerned authority, to appear and represent the PARTY of the FIRST PART in all matters concerning the development of the property morefully described in Schedule A hereinafter.

Sourin Manu.

AND WHEREAS the PARTY of the FIRST PART being referred to as the PRINCIPAL herein and in accordance to the said Development Agreement, executes this presents to grant the said Development Power of Attorney onto and in favour of the PARTY of the SECOND PART being referred to as the ATTORNEY herein.

NOW THIS POWER OF ATTORNEY WITNESSES AS FOLLOWS:-

Reason for Granting of Powers:- Since, the Grantor is not always available and for

reasons beyond its control and capacity, will not always be possible for the Grantor to be present for executing and registering any Deed or document concerning the said property morefully described in the Schedule A hereinafter and 20% share in the sale proceeds for the flats, units, apartments, commercial space, garage, shops, specified facilities, specified services and all other constructed areas on the land morefully described in Schedule A hereinafter, the Grantor is desirous of granting the following powers and authorities to the Attorney, by this Development Power of Attorney.

<: APPOINTMENT :>

Hereby Made:- The Grantor hereby 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.

<: POWERS AND AUTHORITIES :>

- To prepare, sign, execute, submit, present for registration, admit execution and have registered any deed and ancillary papers in respect of the said property morefully described in Schedule A hereinafter and all other proposed flats, units, apartments, commercial space, garage, shops, specified facilities, specified services and all other constructed areas to be built/constructed on the land morefully described in Schedule A hereinafter together with appurtenances onto and in favor of any one as deemed fit and proper by the Attorney.
- To appear before Additional Registrar of Assurance, District Registrar, District Sub Registrar, Additional District Sub Registrar and all other officers having authority and jurisdiction to have registered and authenticated any Deed, all ancillary papers, documents, NOC as maybe required in respect of registration of Deed and/or documents of the said property morefully described in Schedule A hereinafter including all other proposed flats, units, apartments, commercial space, garage, shops, specified facilities, specified services and all other constructed areas to be built/constructed on the land morefully described in Schedule A hereinafter together with appurtenances thereto and to collect the IGR/Registration Receipt as well as the original document from the Registration Office.
- To appear before any concerned authorities having authority and jurisdiction or touching any matter concerning and involving the said property morefully described in Schedule A hereinafter.

- To enter into, execute and register any Agreement for Sale, Deed of Conveyance, Deed of Mortgage, Deed of Gift, Cancellation of Agreement concerning the flats, units, shops, car parking spaces and other areas together with undivided impartiable proportionate share or interest in land underneath the building to be constructed including common areas, usage rights in club facility, amenities, specified facilities, service facility, activity centre, appurtenances and installations of common usage appertaining to all proposed flats, units, apartments to be built/constructed on the land morefully described in Schedule A hereinafter to any intending Purchaser/s at such price, the said Attorney deemed fit and proper.
- That the Developer/Attorney herein shall be entitled to enter into and execute any Agreement for Sale in it's name, concerning flats, units, apartments, commercial space, garage, shops, specified facilities, specified services and all other constructed areas built on the land morefully described in Schedule A which have been provided by the Landowner.
- To present any such Agreement for Sale, Deed of Conveyance, Deed of Mortgage, Deed of Gift, for registration, to admit execution and receipt of consideration before the Sub-Registrar or Registrar having authority for and to have the said Agreement for Sale and Deed of Conveyance, Deed of Mortgage, Deed of Gift registered and to do all acts, deeds and things which the said Attorney shall consider necessary for Conveyance, Gift and Mortgage.
- To sign on or behalf or to appear before the concerned Municipality/Corporation/ Panchayet/BL & LRO/SDL & LRO/ADM & LRO or any other concerned authorities necessary for the said property morefully described in Schedule A hereinafter, to get it transferred and mutated and to regularize and pay the taxes and arrears thereon.
- To commence, enforce, defend, appear for all or any proceeding or legal actions as may be required in connection to the property morefully described in Schedule A hereinafter and all other proposed flats, units, apartments, commercial space, garage, shops, specified facilities, specified services and all other constructed areas to be built/constructed on the land morefully described in Schedule A hereinafter together with appurtenances thereto.
- To hold, occupy, defend possession of the said Property or any part or parts thereof on behalf of us relating to proposed development work, to prepare building plan for

development of the said Property morefully described in the Schedule A hereinafter and to submit the same before the concerned authorities for obtaining approval to the same and to submit proposals from time to time for the amendments of such Building Plan (if necessary) to and before the concerned authorities for the purpose of obtaining approval to such amendments.

- To apply for and obtaining Occupancy/Completion Certificate in respect of the said buildings or any part/s thereof from the concerned authorities having proper and valid jurisdiction and authority over the same.
- To enter upon the said property or any part or parts thereof either alone or along with others for the purpose of commencing construction work on the said property and erecting new buildings thereon, to supervise the developmental work in respect of the buildings on the said property and to carry out and/or to get carried out through Contractors or Sub-Contractors and/or in such manner as may be determined by the said Attorney and to erect the construction of the buildings on the said property in accordance with the Sanctioned Building Plan and specifications as/to be sanctioned by the concerned authorities and in accordance with all the applicable rules and regulations made by the Government or West Bengal, or any other concerned authorities having jurisdiction and authority over the same.
- To carry on correspondence with all concerned authorities in connection with the development of the said property. To appear and represent the Grantor herein before all concerned authorities and parties as may be necessary in connection with the development work on the said property morefully described in Schedule A hereinafter.
- To enter into agreement with or appoint Architects, Consultants, Contractors, Sub-Contractor, Labour Contractor, Material Supplier, Syndicate and all other personnel and workman from time to time for carrying out the development of the said property for the construction of buildings and development of the land property morefully described in Schedule A hereinafter.
- To pay and deposit to the concerned authorities having proper jurisdiction and authority over the property morefully described in Schedule A hereinafter as may be necessary for the purpose of carrying out the development work on the said property and construction of the building/s thereon and to claim refund of such deposits so paid and to give and have valid and effectual receipts in the name of the Grantor herein.

- To appear and represent before various officers and authorities for the purpose of obtaining various permissions, submission of applications for all services, connections including water, electricity connection etc. as maybe required and necessary for carrying out and completing the development of the said property and construction of buildings thereon. To make necessary representations including filling of complaints and appeals, applications before all concerned Assessors and Collectors and other concerned authorities in regard to the fixation of relatable value in respect of the proposed buildings on the said property and/or any portion thereof.
- To issue letters and writings and/or undertakings as may be required from time to time before the concerned authorities for the purpose of carrying out the development work in respect of the said Property. To apply and obtain necessary permissions, letters, NOC, writings and undertaking before/to any concerned authorities, Panchayet/ Municipality/Corporation, Fire Brigade Dept. concerning the property morefully described in Schedule A hereinafter and all other proposed flats, units, apartments, commercial space, garage, shops, specified facilities, specified services and all other constructed areas to be built/constructed on the land morefully described in Schedule A hereinafter together with appurtenances thereto.
- To appoint pleader, Advocates to appear and act in court of law or any other concerned authority, or Govt. or Semi-Govt. offices in connection to the land property morefully described in Schedule A hereinafter.
- To sign, verify, execute plaints, W.S., counter-claims, reviews, applications, affidavit and all other paper of every description that may be necessary to be signed, verified, executed for any purpose, incidental to the said property morefully described in Schedule A hereinafter and all other proposed flats, units, apartments, commercial space, garage, shops, specified facilities, specified services and all other constructed areas to be built/constructed on the land morefully described in Schedule A hereinafter together with appurtenances thereto.
- To accept writ or summons or other legal processes or notices, appear before any Officer, Authority, Department, Magistrate, Court, Tribunal, Judicial or Quasi-Judicial Officer and represent us and in connection therewith file appeals or revision or representation and appoint Advocates and Lawyers to appear and act in all matters connected with or in relation to or arising out of the said development and construction

and sale of the said flats, units, shops, car parking spaces and other areas/s.

- To receive from any person, officer, authority, tribunal or Court any document, money or other things and give release and receipt therefore and to amalgamate all the plots of land comprised of the said property and/or with any other adjacent plot/s of land and to mutate the names in the records of the concerned BL & LRO/SDL & LRO/ADM & LRO and Panchayet/Municipality/Corporation.
- To negotiate and finalize the terms & conditions, conclude, execute and enter into any Agreement for Sale with any intending Purchaser/s or Assignee/s in respect of the Housing Project named and styled as "EVANIE ECONEST" of which the property morefully described in Schedule A hereinafter is a part thereof.
- To receive from the intending Purchaser/s any booking money and/or earnest money and/or advance/s and part payment of the Consideration Sum/balance of consideration sum/entire consideration sum on completion of such transfer of property and to give good, proper and valid receipt thereof onto and in favour of Purchaser/s and deposit the applicable/allocable amount in the bank account of the Grantor/Principal herein.
- Upon such receipt as aforesaid in the name of the Grantor/Principal herein to sign, execute, register and deliver any Agreement for Sale, Deed of Conveyance, Deed of Mortgage, Deed of Gift onto and in favour of the proposed Purchaser/s or his/her/it's/ their Nominee/s or Assignee/s.
- To insure the property morefully described in Schedule A hereinafter and all other proposed flats, units, apartments, commercial space, garage, shops, specified facilities, specified services and all other constructed areas to be built/constructed on the land morefully described in Schedule A hereinafter together with appurtenances thereto against all risks such as fire, tempest, riots, civil commotion, malicious acts, explosions, bombs, short circuits, bursting of gas cylinders, floods, earthquakes or otherwise causing any damage to the building or any portion thereof for the full value of the said buildings and other assets and lives therein as the said Attorney may think fit and proper.
- To ask, receive and realize GST, charges, expenses, rates, cesses and other sums due or that might become due and payable by Purchaser/s of flats, units, shops, car parking spaces and other areas in the said Housing Project named and styled as "EVANIE ECONEST" and to deposit the same with the concerned authorities.

- To be represented in the BL & LRO, SDL & LRO, ADM & LRO, UD Dept. on behalf of the Grantor/Principal herein and submit any documents or papers and participate in any proceedings or in any way connected with the property morefully described in Schedule A hereinafter.
- To mortgage the property morefully described in Schedule A hereinafter to any Financial Institution, Bank, or any other authority as deemed fit and proper by the Attorney herein on or after obtaining prior written permission from the Landowner herein and to issue NOC in this regard for and on behalf of the Grantor/Principal herein concerning the property morefully described in Schedule A hereinafter. To execute, authenticate, admit and sign all necessary documents for creation of charge over the land morefully described in Schedule A hereinafter. To represent, execute, sign and admit for and behalf of the Landowner any registered Deed of Mortgage or Deed of Release involving the land morefully described in Schedule A hereinafter.
- That this Development Power of Attorney is granted in favour of the said Attorney without any consideration and the Attorney herein shall hereby obtain or have the power to make developmental work and/or any additional constructions involving the property morefully described in Schedule A hereinafter by virtue of this Development Power of Attorney.
- To represent the Landowner herein during execution, admission and registration of any Agreement for Sale, Deed of Conveyance, Deed of Mortgage, Deed of Gift, Cancellation of Agreement concerning the flats, units, shops, car parking spaces and other areas together with undivided impartiable proportionate share or interest in land underneath the building to be constructed including common areas, facilities, amenities, appurtenances & installations of common usage in the Housing Project named and styled as "EVANIE ECONEST".
- This Power of Attorney shall be revocable, and the duly constituted Attorney shall have to be informed in writing and duly acknowledged by the Attorney herein, concerning the revocation of this Development Power of Attorney.
- To do all acts, deeds, matters and things that would or may be necessary from time to time for which no explicitly power has been given hereby.
- To receive any compensation, payment, reimbursement or what so ever form or

manner, payable to or in the name of the Grantor/Principal herein concerning the property morefully described in Schedule A hereinafter and issue a lawful, valid and proper receipt thereof.

• The Grantor/Principal herein, do hereby ratify, confirm and declare that this Development Power of Attorney is given in favour of said Attorney and accordingly the said Attorney shall be entitled to exercise independently the power conferred upon the said Attorney by the Grantor/Principal herein.

<: RATIFICATION :>

Hereby Made:- The Grantor hereby ratifies and agrees to ratify and confirm all actions of the Attorney in pursuance of this Development Power of Attorney.

SCHEDULE "A" AS ABOVE REFERRED TO:
THE SAID PROPERTY ABOVE REFERRED TO

ALL THAT piece and parcel of land admeasuring about 79.4 Decimals laying and situated in Mouza – Hudarait, J.L. No. 54, Touzi No. 10 (previously 172/173), R.S. No. 224, 0.8 Decimals in L.R. Dag No. 2391, 4.4 Decimals in L.R. Dag No. 2398, 16.8 Decimals in L.R. Dag No. 2441, 0.392 Decimals in L.R. Dag No. 2453, 27.555 Decimals in L.R. Dag No. 2358, 26.454 Decimals in L.R. Dag No. 2359, 01.500 Decimals in L.R. Dag No. 2370, 01.500 Decimals in L.R. Dag No. 2371, within the territorial jurisdiction of Chandpur Gram Panchayet, PO – Akandakeshori, PS - Rajarhat, Dist: 24 PGS (N), which is butted and bounded as follows:-

ON THE NORTH	:	By others land,
ON THE SOUTH	:	By others land,
ON THE EAST	:	By others land,
ON THE WEST	:	By others land.

EXECUTION AND DELIVERY

IN WITNESS WHEREOF the Grantor and the Attorney have executed this Development Power of Attorney on the date mentioned above.

USASHI REALSTATES PVT. LTD.

Soumen Manu.
Director

[GRANTOR]

Accepted:

EVANIE INFRASTRUCTURE PVT. LTD.

[Signature]
Director

[ATTORNEY]

Witnesses:-

1. *Saptarshi Ray*
Advocate
High Court - Calcutta

2. *Sankar Das*
Member, Srikalpa

Drafted by me

Saptarshi Ray
SAPTARSHI RAY

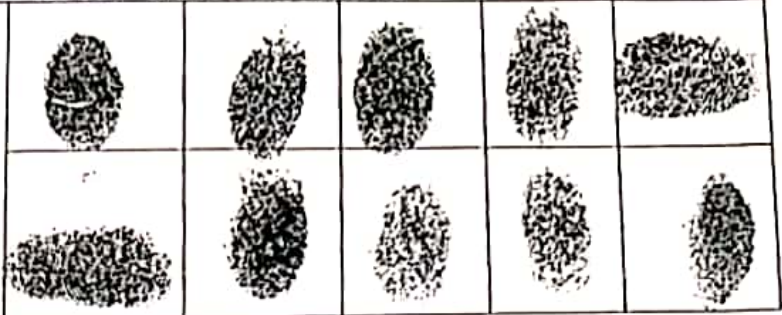
Advocate (WB 763/03)
SA - 27, SALT LAKE CITY, KOLKATA - 700 091,
9433265452/8981868507

SAPTARSHI RAY
ADVOCATE
CALCUTTA HIGH COURT
Dist. Court, Kanchikarasi

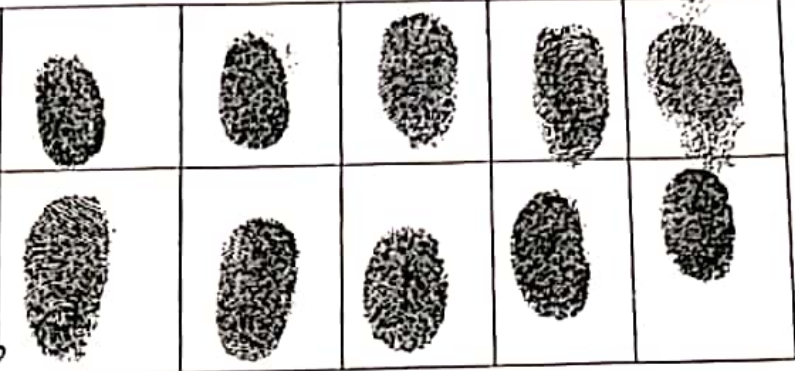
UNDER RULE 44A OF THE I. R. ACT 1908

LH: BOX - SMALL TO THUMB PRINTS

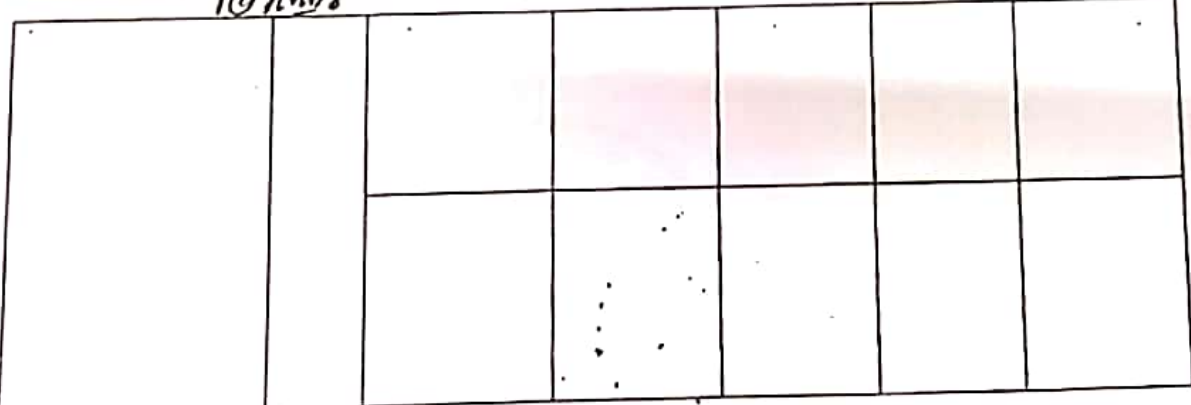
RH: BOX - THUMB TO SMALL PRINTS



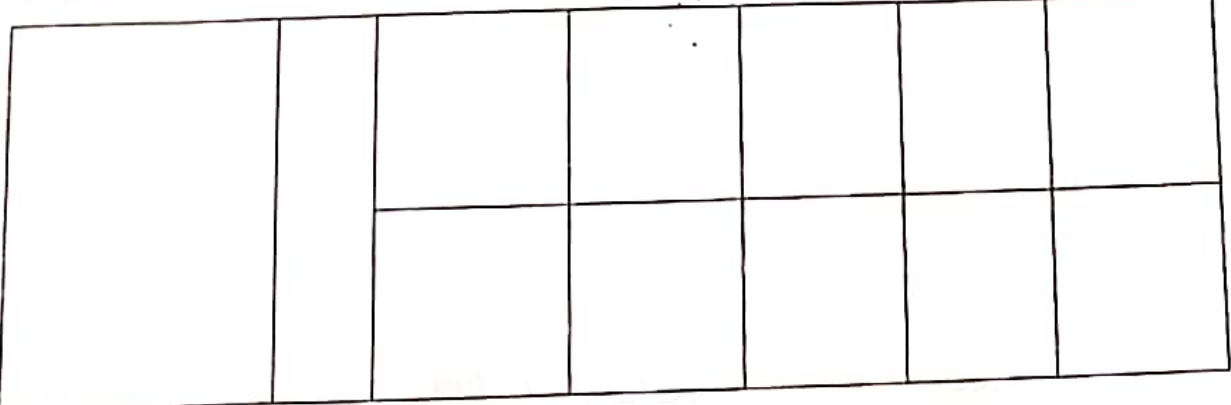
ATTESTED: *Solomon Mans*



ATTESTED: *[Signature]*



ATTESTED:



ATTESTED:-

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

USASHI REALSTATES PRIVATE LIMITED



01/11/2013

Permanent Account Number

AAFCD0790C

02022016

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA



स्थायी लेखा संख्या कार्ड
Permanent Account Number Card

AAECE5886B



नाम / Name

EVANIE INFRASTRUCTURE PRIVATE LIMITED

निगमन/गठन की तारीख
Date of Incorporation / Formation
29/03/2017

17042017

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

PRIYA KUMAR PATRA

SIS KUMAR PATRA

04/01/1984

Permanent Account Number

BCSPP3301E

Priya
Signature



05012012



सत्यमेव जयते



आधार

ভারতীয় বিশিষ্ট পরিচয় প্রাধিকার

ভারত সরকার

Unique Identification Authority of India
Government of India

তালিকাভুক্তি আই ডি / Enrollment No.: 1058/10520/59962

08/10/2013
52857308

To
সুপ্রিয় কুমার পত্র
SUPRIYA KUMAR PATRA
Radhapur
Madhabpur
East Midnapore
West Bengal 721626

MIN528573081FT



আপনার আধার সংখ্যা / Your Aadhaar No. :

6948 7094 0610

আধার - সাধারণ মানুষের অধিকার



ভারত সরকার

Government of India



সুপ্রিয় কুমার পত্র
SUPRIYA KUMAR PATRA
পিতা : অসীষ পত্র
Father : ASIS PATRA
জন্ম তারিখ / DOB : 04/01/1984
লিঙ্গ / Male



6948 7094 0610

আধার - সাধারণ মানুষের অধিকার

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

SOUMEN MANA

TAPAN MANA

09/06/1991

Permanent Account Number

CKAPM8296A

Soumen Mana

Signature



21/12/2013



ভারত সরকার

ভারত সরকার

Unique Identification Authority of India
Government of India

অনুষ্ঠানের আইডি / Enrollment No. : 1058/25002/18747

14/04/2014

To
Soumen Mana
শৌমেন মন্ডা
S/O: Tapan Mana
TALBERIA GHUNGHUNI PATNA
Talberya Ghunghuni Patna
Lowada, Paschim Medinipur
West Bengal - 721136



KL868234915FT
86823491



আপনার আধার সংখ্যা / Your Aadhaar No. :

5800 3264 4634

আধার - সাধারণ মানুষের অধিকার



ভারত সরকার
Government of India



শৌমেন মন্ডা
Soumen Mana
পিতা : তপন মন্ডা
Father : TAPAN MANA

জন্ম তারিখ / DOB: 03/05/1991
সুন্দর / Male

5800 3264 4634



আধার - সাধারণ মানুষের অধিকার

Major Information of the Deed

Deed No.:	I-1523-06375/2018	Date of Registration	06/06/2018
Query No./Year	1523-1000152878/2018	Office where deed is registered	
Query Date	05/06/2018 1:10:30 PM	A.D.S.R. RAJARHAT, District: North 24-Parganas	
Applicant Name, Address & Other Details	S ROY HIGH COURT, Thana : Hare Street, District : Kolkata, WEST BENGAL, PIN - 700001, Mobile No. : 9433265452, 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. 8/-	Rs. 1,77,35,641/-		
Stamp duty 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]:- 152306324/2018		

Land Details :

District: North 24-Parganas, P. S:- Rajarhat, Gram Panchayat: CHANDPUR, Mouza: Hudarait

Sch No	Plot Number	Khatian Number	Land Use Proposed	Land Use ROR	Area of Land	Set Forth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	LR-2391		Bastu	Shali	0.8 Dec	1/-	1,78,694/-	Width of Approach Road: 18 Ft., Adjacent to Metal Road,
L2	LR-2398		Bastu	Shali	4.4 Dec	1/-	9,82,819/-	Width of Approach Road: 18 Ft., Adjacent to Metal Road,
L3	LR-2441		Bastu	Shali	16.8 Dec	1/-	37,52,582/-	Width of Approach Road: 18 Ft., Adjacent to Metal Road,
L4	LR-2453		Bastu	Shali	0.392 Dec	1/-	87,560/-	Width of Approach Road: 18 Ft., Adjacent to Metal Road,
L5	LR-2358		Bastu	Shali	27.555 Dec	1/-	61,54,905/-	Width of Approach Road: 18 Ft., Adjacent to Metal Road,
L6	LR-2359		Bastu	Shali	26.454 Dec	1/-	59,08,977/-	Width of Approach Road: 18 Ft., Adjacent to Metal Road,
L7	LR-2370		Bastu	Shali	1.5 Dec	1/-	3,35,052/-	Width of Approach Road: 18 Ft., Adjacent to Metal Road,

Major Information of the Deed - I-1523-06375/2018-06/06/2018

L8	LR-2371		Bastu	Shall	1.5 Dec	1/-	3,35,052/-	Width of Approach Road: 18 Ft., Adjacent to Metal Road,
		TOTAL :			79.401Dec	8 /-	177,35,641 /-	
		Grand Total :			79.401Dec	8 /-	177,35,641 /-	

Principal Details :

Sl. No.	Name	Address	Photo	Finger print	and Signature
1	USASHI REALSTATES PVT. LTD.	594/1, Dakshindari Road, 1st Floor, Bima Abasan, Flat No: E2/1, P.O:- Sreebhumi, P.S:- Lake Town, District:- North 24-Parganas, West Bengal, India, PIN - 700048 , PAN No.:: AAFCD0790C, Status :Organization, Executed by: Representative, Executed by: Representative			

Attorney Details :

Sl. No.	Name	Address	Photo	Finger print	and Signature
1	EVANIE INFRASTRUCTURE PVT. LTD.	594/1, Dakshindari Road, 1st Floor, Bima Abasan, Flat No: E2/1, P.O:- Sreebhumi, P.S:- Lake Town, District:- North 24-Parganas, West Bengal, India, PIN - 700048 , PAN No.:: AAECE5886B, Status :Organization, Executed by: Representative			

Representative Details :

Sl. No.	Name	Address	Photo	Finger print	and Signature
1	Mr SOUMEN MANA (Presentant)	Son of Mr Tapan Mana Village - Talberia Ghunghuni Patna, P.O:- Lowada, P.S:- Debra, District:-Paschim Midnapore, West Bengal, India, PIN - 721136, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: CKAPM8296A Status : Representative, Representative of : USASHI REALSTATES PVT. LTD. (as Director)			
2	Mr SUPRIYA KUMAR PATRA	Son of Mr Asis Kumar Patra Village - Radhapur, P.O:- Madhabpur, P.S:- Bhupatinagar, District:-Purba Midnapore, West Bengal, India, PIN - 721626, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: BCSPP3301E Status : Representative, Representative of : EVANIE INFRASTRUCTURE PVT. LTD. (as Director)			

Identifier Details :

Name & address
Mr SAPTARSHI RAY Son of Late AJIT KUMAR RAY HIGH COURT, P.O.- G P O, P.S:- Hare Street, District:-Kolkata, West Bengal, India, PIN - 700001, Sex: Male, By Caste: Hindu, Occupation: Advocate, Citizen of: India, , Identifier Of Mr SOUMEN MANA, Mr SUPRIYA KUMAR PATRA

Major Information of the Deed - I-1523-06375/2018-06/06/2018

Transfer of property for L1		
Sl.No	From	To. with area (Name-Area)
1	USASHI REALSTATES PVT. LTD.	EVANIE INFRASTRUCTURE PVT. LTD.-0.8 Dec
Transfer of property for L2		
Sl.No	From	To. with area (Name-Area)
1	USASHI REALSTATES PVT. LTD.	EVANIE INFRASTRUCTURE PVT. LTD.-4.4 Dec
Transfer of property for L3		
Sl.No	From	To. with area (Name-Area)
1	USASHI REALSTATES PVT. LTD.	EVANIE INFRASTRUCTURE PVT. LTD.-16.8 Dec
Transfer of property for L4		
Sl.No	From	To. with area (Name-Area)
1	USASHI REALSTATES PVT. LTD.	EVANIE INFRASTRUCTURE PVT. LTD.-0.392 Dec
Transfer of property for L5		
Sl.No	From	To. with area (Name-Area)
1	USASHI REALSTATES PVT. LTD.	EVANIE INFRASTRUCTURE PVT. LTD.-27.555 Dec
Transfer of property for L6		
Sl.No	From	To. with area (Name-Area)
1	USASHI REALSTATES PVT. LTD.	EVANIE INFRASTRUCTURE PVT. LTD.-26.454 Dec
Transfer of property for L7		
Sl.No	From	To. with area (Name-Area)
1	USASHI REALSTATES PVT. LTD.	EVANIE INFRASTRUCTURE PVT. LTD.-1.5 Dec
Transfer of property for L8		
Sl.No	From	To. with area (Name-Area)
1	USASHI REALSTATES PVT. LTD.	EVANIE INFRASTRUCTURE PVT. LTD.-1.5 Dec

Endorsement For Deed Number : I - 152306375 / 2018

On 05-06-2018

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

Presented for registration at 18:15 hrs on 05-06-2018, at the Private residence by Mr SOUMEN MANA ..

Major Information of the Deed : I-1523-06375/2018-06/06/2018

Certificate of Market Value (WB Registration Rules of 2001)
Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs 1,77,35,611/-

Admission of Execution (Under Section 58 West Bengal Registration Rules, 1962) (Representative)

Execution is admitted on 05-06-2018 by Mr SOUMEN MANA, Director, USASHI REALSTATES PVT. LTD., 594/1, Dakshindari Road, 1st Floor, Bima Abasan, Flat No: E2/1, P.O:- Sreebhumi, P.S:- Lake Town, District:-North 24-Parganas, West Bengal, India, PIN - 700048

Indetified by Mr SAPTARSHI RAY, , , Son of Late AJIT KUMAR RAY, HIGH COURT, P.O: G P O, Thana: Haro Street, , Kolkata, WEST BENGAL, India, PIN - 700001, by caste Hindu, by profession Advocate

Execution is admitted on 05-06-2018 by Mr SUPRIYA KUMAR PATRA, Director, EVANIE INFRASTRUCTURE PVT. LTD., 594/1, Dakshindari Road, 1st Floor, Bima Abasan, Flat No: E2/1, P.O:- Sreebhumi, P.S:- Lake Town, District:-North 24-Parganas, West Bengal, India, PIN - 700048

Indetified by Mr SAPTARSHI RAY, , , Son of Late AJIT KUMAR RAY, HIGH COURT, P.O: G P O, Thana: Haro Street, , Kolkata, WEST BENGAL, India, PIN - 700001, by caste Hindu, by profession Advocate

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

On 06-06-2018

Certificate of Admissibility (Rule 43, WB 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.

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 43174, Amount: Rs.100/-, Date of Purchase: 31/05/2018, Vendor name: A K Saha

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

Major Information of the Deed - I-1523-06375/2018-06/06/2018

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1523-2018, Page from 217667 to 217692
being No 152306375 for the year 2018.



Dhar

Digitally signed by DEBASISH DHAR
Date: 2018.06.11 15:53:27 +05:30
Reason: Digital Signing of Deed.

(Debasish Dhar) 11-06-2018 3:53:16 PM
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. RAJARHAT
West Bengal.

(This document is digitally signed.)