

P. 05144/17

205127/17



पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

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

X 948054

(Signature)
District Sub-Registrar-II
Alipore, South 24 Parganas

POWER OF ATTORNEY

14 JUN 2017

THIS POWER OF ATTORNEY is made on this the 9th day of June, Two Thousand and Seventeen (2017) A.D., by **SUN & SUN INFRAMETRIC PRIVATE LIMITED**, (PAN: AACCN1338F) a Company incorporated under the provisions of the Companies Act, 1956, having its registered Office at Sharma Complex, Malviya Road, Post Office & Police Station-Raipur, District-Raipur, Chhattisgarh, Pin No. 492001; represented by its Director : **SRI SHYAM SUNDER SHARMA**, (PAN: AJNPS2571E) son of Sri Brij Mohan Sharma, by faith- Hindu, by Occupation - Business, residing at Sharma Parivar, Post Office Raipur, Police Station: Raipur, District: Raipur, Chhattisgarh, Pin: 492001; (hereinafter called the "**PRINCIPAL**"), do

12.52
गति
8.6.2023/17

Farmer-Don
S/o. d. B. R. Don
Aripore Police Court
Kau-27.

9 JUN 2017

District Sub-Registrar-II
Aripore, South 24 Parganas



A. R. PURKAYASTHA (Stamp Vendor)
Aripore Police Court, Kau-27

Serial. 1028
Name.....
Address.....
Rs. 100/-
Date.....

07 JUN 2017

SUBHANKAR SARKAR (Adv.)
Aripore Judges Court
Kolkata - 700 027

hereby nominate, appoint and constitute (1) **SRI PRAMOD KUMAR CHOUBEY, (PAN: ABWPC4040P)**, son of Sri Omprakash Choubey, by faith: Hindu, By occupation: Business, Nationality: Indian and (2) **SMT. PRATIMA CHOUBEY, (PAN: ACLPC8041L)**, daughter of Sri Biswanath Sharma, by faith: Hindu, By occupation: Business, Nationality: Indian, both residing at 493C/A, G.T. Road, Post Office Shibpur, Police Station - Shibpur, Howrah - 711 102; Partners of **PRAMOD CONSTRUCTION**, a Partnership Firm having its registered Office at 28, Chandrakiran Bldg, Gokul Chandrama Mandir Road, Budhapara, Post Office & Police Station - Raipur, District-Raipur, Chattisgarh Pin No. 492001, to be my true and lawful attorney (hereinafter called the "**ATTORNEYS**").

WHEREAS :-

- A. The Principal is the Owner and absolutely seized and possessed of and/or otherwise well and sufficiently entitled to **ALL THAT** piece and parcel of Bastu land measuring 7 (seven) Cottahs 13 (thirteen) Chittacks 30 (thirty) Square Feet, be the same or a little more or less, whereupon 500 square feet brick wall tile roofing structure standing thereon, lying and situate in R.S. Dag No. 93, under R.S. Khatian No. 182; **ALL THAT** piece and parcel of Bastu land measuring 6 (six) Cottahs 2 (two) Chittacks 29 (twenty nine) Square Feet be the same or a little more or less, whereupon 500 square feet brick wall tile roofing structure standing thereon, lying and situate in R.S. Dag No. 94, under R.S. Khatian No. 158; all together land measuring **14 (fourteen) Cottahs 14 (fourteen) Square Feet**, both of Mouza - Mondal Para, J.L. No. 6, R.S. No. 190, Touzi No. 1508, Pargana-Magura, Municipal Premises No. 19, Banamali Ghoshal Lane, corresponding to postal address no. 13, Banamali Ghoshal Lane, Police Station - Behala, Kolkata - 700 034 within the territorial limits of the Kolkata Municipal Corporation, in its Ward No.121, District & Additional Sub Registration office at Alipore, District: South 24 Parganas together with all right of easements, common facilities and amenities annexed thereto, (more fully and particularly mentioned and described in the **SCHEDULE** hereunder written and hereinafter for the sake of brevity referred to as the "***said premises***".)

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Alipore, South 24 Parganas
District Sub-Registrar-II



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- B. The Principal in its name got a plan sanctioned, being B.P. No. 20161402010 dated 11.11.2016 (hereinafter called the "**Sanction Plan**") from the Kolkata Municipal Corporation for construction of a basement and ground plus five storied upon the said premises.
- C. The Principal has executed a Development Agreement on 09.06.2017 hereinafter referred to as the "**Development Agreement**" in respect of the said premises **PRAMOD CONSTRUCTION**, a Partnership Firm having its registered Office at 28, Chandrakiran Bldg, Gokul Chandrama Mandir Road, Budhapara, Post Office & Police Station - Raipur, District-Raipur, Chattisgarh Pin No. 492001, represented by partners namely- (1) **SRI PRAMOD KUMAR CHOUBEY**, son of Sri Omprakash Choubey, by faith: Hindu, By occupation: Business, Nationality: Indian and (2) **SMT. PRATIMA CHOUBEY**, daughter of Sri Biswanath Sharma, by faith: Hindu, By occupation: Business, Nationality: Indian, both residing at 493C/A, G.T. Road, Post Office Shibpur, Police Station - Shibpur, Howrah - 711 102, (hereinafter referred to as the "**Developer**") for construction of the building upon the land of the said premises as per sanction plan approved by the Kolkata Municipal Corporation. The said Development Agreement was registered at the Office of District Sub-Registrar-II at Alipore and entered in Book No. I, Being No. **4970** for the year 2017.
- D. The Principal is desirous of appointing, nominating and constituting the Attorney herein as his true and lawful Attorneys for and on his behalf to do the following acts, deeds, matters and things that is to say :-
1. To hold, defend, possess, manage and maintain the said premises and to construct the building upon the said premises after demolishing the existing structure as per sanction plan of the Kolkata Municipal Corporation for construction of a basement and ground plus five storied building in terms of the Development Agreement.
 2. To erect boundary walls in and around of the said premises and demolish the existing building and take all the debris and sell it to the intending buyer/s.

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District Sub-Registrar-II
Alipore, South 24 Parganas



3. To apply for and obtain sanction Regularization plan , Under rule 26(2a) (2b) , Under section 400(1) , 416(5), Completion Plan ,water supply connection & sanction and internal drainage connection and along with external connection & sanction from the Kolkata Municipal Corporation 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 plan sanctioned by the Kolkata Municipal Corporation 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 be necessary or required for modification, alteration and/or sanction of the plan and/or any utility serving and/or concerning the said premises 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 Attorneys shall think fit and proper and to make payment of their 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 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 Kolkata Municipal Corporation water, internal drainage, external sewerage connection, completion certificate,

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District Sub-Registrar-B
Alipore, South 24 Parganas



electricity, lift or any other utility in the said premises and /or to make alteration in existing connection and to have disconnected the same and for that to sign & execute and submit all papers application documents.

9. To apply for and obtain licenses and permissions (Form-C) that may be necessary or be required for the purpose of installation and running of lift from Directorate of Electricity, generator for auxiliary power supply or for the purpose of having the drain of the said premises to be disconnected and/or connected to the municipal drain and for all or any of the purposes above mentioned to sign and execute all necessary papers.
10. To make, supervise and construct the building and/or structure according to the sanction building plan to be sanctioned by the competent authority in respect of the said premises as mentioned in **SCHEDULE** hereunder and to that effect to get signed, pursue and collect on our behalf 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.
11. To appear and represent the Principal before the Kolkata Municipal Corporation, building Tribunal and other authorities concerned regarding any notice received or served on the Principal in respect of the said premises 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.
12. To appear and represent the Principal before the Kolkata Municipal Corporation, Kolkata Metropolitan Development Authority, Fire Services Dept. West Bengal & Kolkata Police, C.E.S.C in connection with the said premises and to sign and execute all the papers and documents wherever necessary.

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District Sub-Registrar-II
Alipore, South 24 Parganas



13. To sign and execute all the papers and documents for mutation of the said premises in the name of the Principal.
14. 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 said premises or any part thereof with undivided share of land and admit execution thereof, in respect of the Owner's allocation and Developer's Allocation mentioned in the Development Agreement.
15. To enter into agreement for sale, deed of conveyance, transfer or otherwise in respect of the Owner's allocation and Developer's allocation mentioned in the Development Agreement together with undivided proportionate share of the land of the said premises at a settled price to be settled by the attorney and to collect money from the intending Purchaser(s) and to grant receipt and acknowledge the payment.
16. To sign and execute any other deeds, documents, Agreements for Sale, Deed of Conveyance or Deed of Sale in respect of the Owner's allocation and Developer's allocation mentioned in the Development Agreement together with undivided proportionate share of the land of the said premises and to present the same for registration before the registering authority and to admit the execution thereof.
17. 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 Owner's allocation and Developer's Allocation in terms of the said Development Agreement and to grant proper receipt and discharge thereof and disburse the 50% consideration amount out of sale price proceeds in respect of units/floors/flats /commercial spaces/car parking spaces/spaces comprised in the proposed building to the Principal/Owner.

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Alipore, South 24 Parganas
District Sub-Registrar-II

Handwritten signature



18. The Attorney will be entitled to deliver khas and vacant possession of the Owner's allocation and Developer's Allocation of the proposed building to the intending Purchaser or Purchasers.
19. To charge by way of equitable mortgage in respect of the Owner's allocation and Developer's Allocation consisting of units/floors/flats/car parking space/ spaces, of the proposed building and to make the Principals free from all encumbrances and liabilities whatsoever.
20. To sign execute and submit all declarations statements applications and affirm affidavits as may be necessary or required from time to time.
21. 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.
22. To appoint any retainers, solicitors, advocate and other legal agents and to revoke such appointments and others as occasion shall require.
23. To sign affirm and verify plaint, petition, written statements, tabular statements, Review, Revisions, Affidavit, Declarations, Memorandum of Appeal or any other paper or 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.
24. Any of the Partners of the Developer Pramod Construction shall sign and execute any Agreement, Agreement for Sale, Deed of Conveyance, Affidavit, Declaration or any other documents for and on behalf of the Owner/Principal and sign of any of the Partners in any documents, agreements and deeds for and on

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Disaster Sub-Register-II
Alipore, South 24 Parganas



behalf of the Owner as Constituted Attorney shall be treated as sign of both the partners.

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 I, the said Principal, do hereby agree, ratify and confirm all acts, deed and things whatsoever and the said Attorney shall do and/or cause to do in accordance herewith, subject to the fulfillment of the terms and conditions mentioned in the Development Agreement.

THE SCHEDULE ABOVE REFERRED TO
(Description of the premises)

ALL THAT piece and parcel of Bastu land measuring 7 (seven) Cottahs 13 (thirteen) Chittacks 30 (thirty) Square Feet, be the same or a little more or less, whereupon 500 square feet brick wall tile roofing structure standing thereon, lying and situate in R.S. Dag No. 93, under R.S. Khatian No. 182; **ALL THAT** piece and parcel of Bastu land measuring 6 (six) Cottahs 2 (two) Chittacks 29 (twenty nine) Square Feet be the same or a little more or less, whereupon 500 square feet brick wall tile roofing structure standing thereon, lying and situate in R.S. Dag No. 94, under R.S. Khatian No. 158; all together land measuring **14 (fourteen) Cottahs 14 (fourteen) Square Feet**, both of Mouza – Mondal Para, J.L. No. 6, R.S. No. 190, Touzi No. 1508, Pargana – Magura, Municipal Premises No. 19, Banamali Ghoshal Lane, corresponding to postal address no. 13, Banamali Ghoshal Lane, Police Station – Behala, Kolkata – 700 034 within the territorial limits of the Kolkata Municipal Corporation, in its Ward No.121, together with all right of easements, facilities and amenities and annexed thereto to which is butted and bounded :-

- | | |
|----------------------------------|--|
| <u>ON THE NORTH BY</u> :- | Municipal Premises No. 19A,
Banamali Ghoshal Lane; |
| <u>ON THE SOUTH BY</u> :- | Banamali Ghoshal Lane (K.M.C.
Road); |
| <u>ON THE EAST BY</u> :- | K.M.C. Road; |
| <u>ON THE WEST BY</u> :- | Premises Nos. 27/1 & 27/2 & 18/11,
Banamali Ghoshal Lane; |

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Distric Sub-Registrar-II
Alipore, South 24 Parganas



IN WITNESS WHEREOF the Principal and Attorneys put their respective signatures on this the day, month and year first above written.

WITNESSES :-

1. *Gyan Sen*
7120 R.U. Chatterjee Rd.
KOL-42

Sun & Sun Infrastructure Pvt. Ltd.

[Signature]
Director/Authorized Signatory

2. *Sumit Shazam*
81, Tajam complex
Sharda chok.
Raipur. C.C.

Signature of the PRINCIPAL

Pramod Construction

Pramod Kumar Chakraborty

Authorised Signatory

Pramod Construction

Pratima Chakraborty

Authorised Signatory

Signature of the ATTORNEYS

Drafted by and Prepared
in my office :-

Subhankar Sarkar
Subhankar Sarkar

Advocate

Enrolment No.WB/205/1997 of
Bar Council of West Bengal,
Alipore Judges' Court, Kolkata : 700027.

6 JUN 2017

District Sub-Registrar-II
Alipore, South 24 Parganas



Authorized Signature

Pramod Construction

Authorized Signature

Pramod Construction



Left
Hand

Right
Hand

Thumb	First Finger	Middle Finger	Ring Finger	Small Finger

NAME:- SRI SHYAM SUNDER SHARMA

Signature :



Left
Hand

Right
Hand

Thumb	First Finger	Middle Finger	Ring Finger	Small Finger

NAME:- SRI PRAMOD KUMAR CHOUBEY

Signature :



Left
Hand

Right
Hand

Thumb	First Finger	Middle Finger	Ring Finger	Small Finger

NAME:- SMT. PRATIMA CHOUBEY

Signature :

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Director Sub-Register-II
Alipore, South 24 Parganas





**Government of West Bengal
Directorate of Registration & Stamp Revenue**

e-Assessment Slip

Query No / Year	1602-1000202362/2017	Office where deed will be registered
Query Date	09/06/2017 12:28:56 PM	D.S.R. - I SOUTH 24-PARGANAS, District: South 24-Parganas
Applicant Name, Address & Other Details	Fatick Das Thana : Alipore, District : South 24-Parganas, WEST BENGAL, Mobile No. : 9830718719, Status : Others	
Transaction	Additional Transaction	
[0138] Sale, Development Power of Attorney after Registered Development Agreement		
Set Forth value	Market Value	
Rs. 4/-	Rs. 3,41,21,217/-	
Total Stamp Duty Payable(SD)	Total Registration Fee Payable	
Rs. 50/- (Article: 48(g))	Rs. 39/- (Article: E, M(b), H)	
Mutation Fee Payable	Expected date of Presentation of Deed	Amount of Stamp Duty to be Paid by Non Judicial Stamp
Remarks	Development Power of Attorney after Registered Development Agreement of [Deed No/Year] :- 160204970/2017 Received Rs. 50/- (FIFTY only) from the applicant for issuing the assesment slip.(Urban area)	

Land Details :

District: South 24-Parganas, P.S:- Behala, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Banamali Ghosal Lane, Road Zone : (Premises located on J.L.Sarani(Ward 121) -) , , Premises No. 19, Ward No: 121

Sch No	Plot Number	Khatian Number	Land Use Proposed	ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1			Bastu		7 Katha 13 Chatak 30 Sq Ft	1/-	1,89,47,789/-	Property is on Road
L2			Bastu		6 Katha 2 Chatak 29 Sq Ft	1/-	1,48,73,428/-	Property is on Road
		TOTAL :			23.1321Dec	2 /-	338,21,217 /-	
	Grand Total :				23.1321Dec	2 /-	338,21,217 /-	

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	500 Sq Ft.	1/-	1,50,000/-	Structure Type: Structure
	Gr. Floor, Area of floor : 500 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 5 Years, Roof Type: Tiles Shed, Extent of Completion: Complete				
S2	On Land L2	500 Sq Ft.	1/-	1,50,000/-	Structure Type: Structure
	Gr. Floor, Area of floor : 500 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 5 Years, Roof Type: Tiles Shed, Extent of Completion: Complete				
	Total :	1000 sq ft	2 /-	3,00,000/-	

Principal Details :

SI No	Name & address	Status	Execution Admission Details :
1	SUN AND SUN INFRAMETRIC PRIVATE LIMITED Sharma Complex, malviya Road, P.O:- Raipur, P.S:- RAIPUR, District:-Raipur, Chhattisgarh, India, PIN - 492001 , PAN No.:: AACCN1338F, Status :Organization, Executed by: Representative	Organization	Executed by: Representative

Attorney Details :

SI No	Name & address	Status	Execution Admission Details :
1	PRAMOD CONSTRUCTION 28, chandrakiran Bldg, gokul Chandrama Mandir Road, b, P.O:- Raipur, P.S:- RAIPUR, District:-Raipur, Chhattisgarh, India, PIN - 492001 , PAN No.:: AAOFP3029L, Status :Organization, Executed by: Representative	Organization	Executed by: Representative

Representative Details :

SI No	Name & Address	Representative of
1	Shri Shyam Sunder Sharma Son of Shri Brij Mohan Sharma Sharma Parivar, P.O:- Raipur, P.S:- RAIPUR, District:-Raipur, Chhattisgarh, India, PIN - 492001 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AJNPS2571E	SUN AND SUN INFRAMETRIC PRIVATE LIMITED (as DIRECTOR)
2	Shri Pramod Kumar Choubey Son of Shri Omprakash Choubey 493C/A , G.T ROAD., P.O:- Shibpur, P.S:- Shibpur, Howrah, District:-Howrah, West Bengal, India, PIN - 711102 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: ABWPC4040P	PRAMOD CONSTRUCTION (as PARTNERS)
3	Smt Pratima Choubey Wife of Shri Pramod Kumar Choubey 409C/A, G.T ROAD., P.O:- Shibpur, P.S:- Shibpur, Howrah, District:-Howrah, West Bengal, India, PIN - 711102 Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: ACLPC8041L	PRAMOD CONSTRUCTION (as PARTNERS)

Identifier Details :

Name & address	
Mr Fatick Das Son of Late B R Das Alipore Police Court, P.O:- Alipore, P.S:- Alipore, District:-South 24-Parganas, West Bengal, India, PIN - 700027, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , Identifier Of Shri Shyam Sunder Sharma, Shri Pramod Kumar Choubey, Smt Pratima Choubey	
	N



आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

SHYAM SUNDER SHARMA

BRIJMOHAN SHARMA

19/09/1971

AJNPS2571E



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

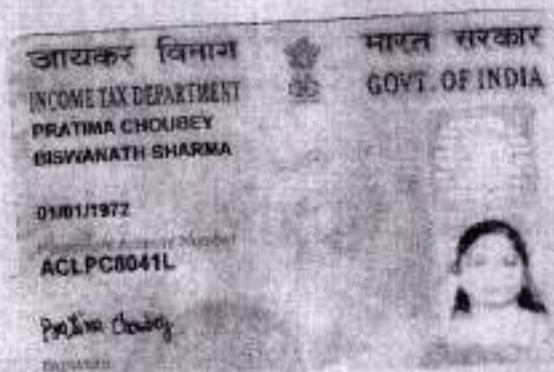
यदि कार्ड गलत हाथ पर कुपया सूचित की/सीलए :
आयकर पैन सेवा यूनिट - UTISEL,
प्लॉट नं. 3, सेक्टर 11, सी डी बी बेलपुर,
नवी मुंबई - 400 614.





Pramod Kumar Choubey





Transfer of property for L1		
Sl.No	From	To. with area (Name-Area)
1	SUN AND SUN INFRAMETRIC PRIVATE LIMITED	PRAMOD CONSTRUCTION-12.9594 Dec
Transfer of property for L2		
Sl.No	From	To. with area (Name-Area)
1	SUN AND SUN INFRAMETRIC PRIVATE LIMITED	PRAMOD CONSTRUCTION-10.1727 Dec
Transfer of property for S1		
Sl.No	From	To. with area (Name-Area)
1	SUN AND SUN INFRAMETRIC PRIVATE LIMITED	PRAMOD CONSTRUCTION-500 Sq Ft
Transfer of property for S2		
Sl.No	From	To. with area (Name-Area)
1	SUN AND SUN INFRAMETRIC PRIVATE LIMITED	PRAMOD CONSTRUCTION-500 Sq Ft

Note:

1. If the given information are found incorrect, then the assessment made stands invalid.
2. Query is valid for 30 days (i.e. upto 09/07/2017) for e-Payment. Assessed market value & Query is valid for 44 days (i.e. upto 23/07/2017) for registration.
3. Standard User charge of Rs. 240/- (Rupees Two hundred forty) only includes all taxes per document upto 17 (seventeen) pages and Rs 7/- (Rupees seven) only for each additional page will be applicable.
4. e-Payment of Stamp Duty and Registration Fees can be made if Stamp Duty or Registration Fees payable is more than Rs. 5000/-.
5. e-Payment is compulsory if Stamp Duty payable is more than Rs.10,000/- or Registration Fees payable is more than 5,000/- or both w.e.f 2nd May 2017.
6. Web-based e-Assessment report is provisional one and subjected to final verification by the concerned Registering Officer.
7. Quoting of PAN of Seller and Buyer is a must when the market value of the property exceeds Rs. 10 lac (Income Tax Act, 1961). If the party concerned does not have a PAN, he/she has to submit a declaration in form no. 60 together with all particulars as required.
8. Rs 50/- (Rupees fifty) only will be charged from the Applicant for issuing of this e-Assessment Slip if the property under transaction situates in Municipality/Municipal Corporation/Notified Area.
9. Mutation fees are also collected if stamp duty and registration fees are paid electronically i.e. through GRIPS. If those are not paid through GRIPS then mutation fee are required to be paid at the concerned BLLRO office.



Major Information of the Deed

Deed No :	I-1602-05127/2017	Date of Registration	14/06/2017
Query No / Year	1602-1000202362/2017	Office where deed is registered	
Query Date	09/06/2017 12:28:56 PM	D.S.R. - I SOUTH 24-PARGANAS, District: South 24-Parganas	
Applicant Name, Address & Other Details	Fatick Das Thana : Alipore, District : South 24-Parganas, WEST BENGAL, Mobile No. : 9830718719, Status :Others		
Transaction		Additional Transaction	
[0138] Sale, Development Power of Attorney after Registered Development Agreement			
Set Forth value		Market Value	
Rs. 4/-		Rs. 3,41,21,217/-	
Stampduty Paid(SD)		Registration Fee Paid	
Rs. 100/- (Article:48(g))		Rs. 39/- (Article:E, M(b), H)	
Remarks	Development Power of Attorney after Registered Development Agreement of [Deed No/Year]- 160204970/2017 Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :

District: South 24-Parganas, P.S:- Behala, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Banamali Ghosal Lane, Road Zone : (Premises located on J.L.Sarani(Ward 121) --) , Premises No. 19, Ward No: 121

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Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
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Gr. Floor, Area of floor : 500 Sq Ft.,Residential Use, Cemented Floor, Age of Structure: 5 Years, Roof Type: Tiles Shed, Extent of Completion: Complete					
S2	On Land L2	500 Sq Ft.	1/-	1,50,000/-	Structure Type: Structure
Gr. Floor, Area of floor : 500 Sq Ft.,Residential Use, Cemented Floor, Age of Structure: 5 Years, Roof Type: Tiles Shed, Extent of Completion: Complete					
	Total :	1000 sq ft	2 /-	3,00,000 /-	





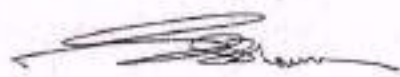


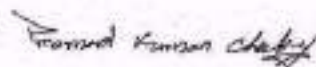


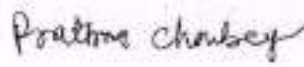
Principal Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	SUN AND SUN INFRAMETRIC PRIVATE LIMITED Sharma Complex,malviya Road, P.O:- Raipur, P.S:- RAIPUR, District:-Raipur, Chhattisgarh, India, PIN - 492001 , PAN No.:: AACCN1338F, Status :Organization, Executed by: Representative

Attorney Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	PRAMOD CONSTRUCTION 28,chandrakiran Bldg,gokul Chandrama Mandir Road,b, P.O:- Raipur, P.S:- RAIPUR, District:-Raipur, Chhattisgarh, India, PIN - 492001 , PAN No.:: AAOFP3029L, Status :Organization

Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Shri Shyam Sunder Sharma Son of Shri Brij Mohan Sharma Date of Execution - 09/06/2017, , Admitted by: Self, Date of Admission: 09/06/2017, Place of Admission of Execution: Office			
	Jun 9 2017 1:16PM	LTI 09/06/2017		09/06/2017
Sharma Parivar, P.O:- Raipur, P.S:- RAIPUR, District:-Raipur, Chhattisgarh, India, PIN - 492001, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AJNPS2571E Status : Representative, Representative of : SUN AND SUN INFRAMETRIC PRIVATE LIMITED (as DIRECTOR)				
2	Name	Photo	Finger Print	Signature
	Shri Pramod Kumar Choubey (Presentant) Son of Shri Omprakash Choubey Date of Execution - 09/06/2017, , Admitted by: Self, Date of Admission: 09/06/2017, Place of Admission of Execution: Office			
	Jun 9 2017 1:16PM	LTI 09/06/2017		09/06/2017
493C/A , G.T ROAD., P.O:- Shibpur, P.S:- Shibpur, Howrah, District:-Howrah, West Bengal, India, PIN - 711102, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: ABWPC4040P Status : Representative, Representative of : PRAMOD CONSTRUCTION (as PARTNERS)				
3	Name	Photo	Finger Print	Signature
	Smt Pratima Choubey Wife of Shri Pramod Kumar Choubey Date of Execution - 09/06/2017, , Admitted by: Self, Date of Admission: 09/06/2017, Place of Admission of Execution: Office			
	Jun 9 2017 1:17PM	LTI 09/06/2017		09/06/2017

409C/A, G.T ROAD., P.O:- Shibpur, P.S:- Shibpur, Howrah, District:-Howrah, West Bengal, India, PIN - 711102, Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.: ACLPC8041L Status : Representative, Representative of : PRAMOD CONSTRUCTION (as PARTNERS)

Identifier Details :

Name & address

Mr Fatick Das
Son of Late B R Das
Alipore Police Court, P.O:- Alipore, P.S:- Alipore, District:-South 24-Parganas, West Bengal, India, PIN - 700027, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , Identifier Of Shri Shyam Sunder Sharma, Shri Pramod Kumar Choubey, Smt Pratima Choubey

09/06/2017

Fatick Das.

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	SUN AND SUN INFRAMETRIC PRIVATE LIMITED	PRAMOD CONSTRUCTION-12.9594 Dec

Transfer of property for L2

Sl.No	From	To. with area (Name-Area)
1	SUN AND SUN INFRAMETRIC PRIVATE LIMITED	PRAMOD CONSTRUCTION-10.1727 Dec

Transfer of property for S1

Sl.No	From	To. with area (Name-Area)
1	SUN AND SUN INFRAMETRIC PRIVATE LIMITED	PRAMOD CONSTRUCTION-500 Sq Ft

Transfer of property for S2

Sl.No	From	To. with area (Name-Area)
1	SUN AND SUN INFRAMETRIC PRIVATE LIMITED	PRAMOD CONSTRUCTION-500 Sq Ft



Endorsement For Deed Number : I - 160205127 / 2017

On 09-06-2017

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

Presented for registration at 12:52 hrs on 09-06-2017, at the Office of the D.S.R. - I I SOUTH 24-PARGANAS by Shri Pramod Kumar Choubey .

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 3,41,21,217/-

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

Execution is admitted on 09-06-2017 by Shri Shyam Sunder Sharma, DIRECTOR, SUN AND SUN INFRAMETRIC PRIVATE LIMITED, Sharma Complex,malviya Road, P.O:- Raipur, P.S:- RAIPUR, District:-Raipur, Chhattisgarh, India, PIN - 492001

Identified by Mr Fatick Das, , , Son of Late B R Das, Alipore Police Court, P.O: Alipore, Thana: Alipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Hindu, by profession Business

Execution is admitted on 09-06-2017 by Shri Pramod Kumar Choubey, PARTNERS, PRAMOD CONSTRUCTION, 28, chandrakiran Bldg,gokul Chandrama Mandir Road,b, P.O:- Raipur, P.S:- RAIPUR, District:-Raipur, Chhattisgarh, India, PIN - 492001

Identified by Mr Fatick Das, , , Son of Late B R Das, Alipore Police Court, P.O: Alipore, Thana: Alipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Hindu, by profession Business

Execution is admitted on 09-06-2017 by Smt Pratima Choubey, PARTNERS, PRAMOD CONSTRUCTION, 28, chandrakiran Bldg,gokul Chandrama Mandir Road,b, P.O:- Raipur, P.S:- RAIPUR, District:-Raipur, Chhattisgarh, India, PIN - 492001

Identified by Mr Fatick Das, , , Son of Late B R Das, Alipore Police Court, P.O: Alipore, Thana: Alipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Hindu, by profession Business

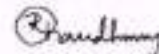
Payment of Fees

Certified that required Registration Fees payable for this document is Rs 39/- (E = Rs 7/- ,H = Rs 28/- ,M(b) = Rs 4/-) and Registration Fees paid by Cash Rs 39/-

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 50/- and Stamp Duty paid by Stamp Rs 100/-
Description of Stamp

1. Stamp: Type: Impressed, Serial no 1028, Amount: Rs.100/-, Date of Purchase: 07/06/2017, Vendor name: A K Purakasyastha

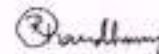


Rina Chaudhury
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - I I SOUTH 24-
PARGANAS
South 24-Parganas, West Bengal

On 14-06-2017

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.



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



Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1602-2017, Page from 145994 to 146014

being No 160205127 for the year 2017.



Digitally signed by RINA CHAUDHURY
Date: 2017.06.16 15:13:25 +05:30
Reason: Digital Signing of Deed.

Rina Chaudhury

(Rina Chaudhury) 16/06/2017 15:13:24
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - II SOUTH 24-PARGANAS
West Bengal.



(This document is digitally signed.)