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पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

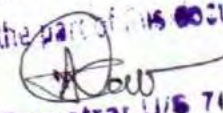
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**DEVELOPMENT POWER OF ATTORNEY**

KNOW ALL MEN BY THESE PRESENTS THAT WE, (1) MR. SANJOY MISRA alias SANJOY MISHRA (having PAN: AETPM7886F) son of Mrityunjoy Misra, by Occupation: Service (2) MRS. RUPALI MISHRA (having PAN: BNYPM1239H) wife of Sri Sanjoy Mishra, by Occupation: Housewife, both by Nationality: Indian, by Faith: Hindu, both residing at Uttar Chatra, Dakshin Chatra, P.O: Chatra, P.S: Baduria, North

Certified that the document is admitted to registration. The signature sheet / Stamp's and the endorsement sheet / Stamp's attached with the document's are the part of this document

  
Registrar U/S 7(2)  
District Sub Registrar II  
24 Pgs (N) Baraset.

08 FEB 2019

(2)

24-Parganas, Pin: 743247, (3) **MRS. GAURI PRADHAN alias GOURI PRADHAN** (having PAN: **BFIPP7400M**) wife of Uma Prasad Pradhan, by Occupation: Housewife, (4) **MRS. INDRANI PRADHAN** (having PAN: **BHKPP6194A**) daughter of Ranajit Mukherjee, by Occupation: Housewife, both by Nationality: Indians, by Faith: Hindu, residing at Haidadpur, P.O: Khantura, P.S: Habra, Gobardanga, Habra – 1, North 24-Parganas, Pin: 743 273, owner of a piece and parcel of land, more fully described in SCHEDULE hereunder written, do hereby SEND GREETINGS.

WHEREAS the Executants being the absolute Owners, having marketable right, title, interest and physical possession in a piece and parcel of Land admeasuring an area about **10 Decimals equivalent to 6 cottahs, 44 sq.ft.** a little more or less in R.S. Dag No. 647 corresponding to L.R. Dag No. 747, under L.R. Khatian Nos. 746, 331 & 145, at present under L.R. Khatian Nos. 1655 & 1642, lying and situated at Mouza Jatragachi, J.L. No. 24, Re Sa No. 195, Touzi No.174, 179, P.S. New Town formerly Rajarhat P.S, under Jangra-Hatiara II Gram Panchayet, Dist. North 24-Parganas, morefully described in the Schedule written hereunder and hereinafter for the sake of brevity referred to as the "**SAID LAND**" / "**SAID PROPERTY**".

WHEREAS we the Principals herein being the absolute Owners of the "**SAID LAND**" / "**SAID PROPERTY**" under the Schedule hereto, having marketable right, title, interest and physical possession thereof, by a Development Agreement executed by us as the LAND OWNER/PARTY OF THE FIRST PART and **M/S. MAHAMANI PROPERTIES PVT. LTD.**" (having PAN-**AAICM4413A**) a Company incorporated under the Companies Act, 1956 having its registered office at ba-17, Sector-1, Salt Lake City, P.O: Bidhannagar, P.S: Bidhannagar (North), Kolkata 700 064, being represented by one of its Director **SRI SANJEEB GUPTA** (having PAN-**ADUPG1777F**), son of Sri Gopal Prasad Gupta, by Faith: Hindu, by Occupation: Business, by Nationality: Indian, residing at ba-17, Sector-1, Salt Lake City, P.O: Bidhannagar, P.S: Bidhannagar (North), Kolkata 700 064, as the DEVELOPER/ BUILDER/PARTY OF THE SECOND PART therein on 08/02/2019, we have agreed to develop our said property through the said DEVELOPER/ BUILDER on terms and conditions contained in the said Development or otherwise Joint Venture Agreement executed by and between us, i.e. the Executants/ Land Owners in the First Part and the said Developer/Builder on the Second Part.

AND WHEREAS to give true effect to the said Development Agreement and for proper implementation to the terms and conditions thereof, it is necessary to give a Power of Attorney to the said DEVELOPER/BUILDER to enable it to get the requisite exemption, permission, sanction etc. from the appropriate and/or competent authorities for smooth execution of the Development work in the "Schedule Property" and also for selling of the units, flats, car parking spaces and other portions in the new buildings proposed to be constructed on the land under the schedule hereto and also for all other practical purposes in terms of the said Development Agreement executed in between us and the said Developer duly registered at the office of the DSR – II North 24-Parganas, Barasat, recorded in Book No. I, Deed No. ....0458..... for the year 2019.

(3)

AND ALSO WHEREAS in terms of the said Registered Development Agreement executed by us as being the Land Owner in First Part and said "**M/S. MAHAMANI PROPERTIES PVT. LTD.**" being the Developer on the Second Part, it is condition precedent to authorize the said **DEVELOPER/BUILDER** i.e. the said "**M/S. MAHAMANI PROPERTIES PVT. LTD.**" for proper execution of construction work in the Schedule hereunder written and as such We, **MR. SANJOY MISRA alias SANJOY MISHRA, MRS. RUPALI MISHRA, SMT. GOURI PRADHAN AND SMT. INDRANI PRADHAN** the **PRINCIPALS** herein doth hereby nominate, constitute and appoint said **1) M/S. MAHAMANI PROPERTIES PVT. LTD. 2) SRI SANJEEB GUPTA**, one of the Directors of said **M/S. MAHAMANI PROPERTIES PVT. LTD.**" hereinafter be referred to as the Developer/Builder to be our true and lawful Attorney/s to do, execute and perform all or any of the following acts, deeds, matters and things in respect of our said land under the Schedule hereto: -

1. To enter into hold and defend possession of the said land and every part thereof and also to manage maintain and administer the Said Land/Said Property and every part thereof.
2. To sign, execute and submit all plans, documents, statements, papers, undertaking, declarations and plan/s, completion plan with applications and others as may be required for having the plan sanctioned and/or the sanction plan/s modified and/or altered by the Gram Panchayet, Panchayet Samiti, Zilla Parisad, NKDA, HIDCO LUDCP and other Authorities concerned and for obtaining Building/s Completion Certificate therefrom.
3. To appear and represent us before all above necessary authorities including Airport Authority, Metropolitan Development Authority, N.K.D.A, HIDCO LUDCP, SWID, Fire Brigade, West Bengal Police, the Competent Authority under the Urban Land (Ceiling and Regulation Act, 1976), Gram Panchayet, Panchayet Samiti, Zilla Parisad and or other competent authority or authorities and Government of West Bengal in connection with the sanction and modification and/or alteration of plans and for other necessary affairs in connection to the proposed development of the property.
4. To pay fees, obtain sanction and such other orders and permissions from the necessary authorities as be expedient for modification and/or alteration of the sanctioned plans and also to submit and take delivery of title deeds concerning the said property and also other papers and documents as may be required by the necessary authorities and to appoint Engineers, Architects and other Agents sub-Contractors for the aforesaid purpose as the said Attorney/s shall think fit and proper.
5. To Develop the said property by making construction of such type of building or building thereon as the said Attorney/s may deem fit and proper and for that purpose to take down demolish and/or remove any house building and/or structure of whatsoever nature on the premises.
6. To appoint and engage on our behalf Surveyors, Pleaders, Advocates or Solicitors wherever and whenever our said Attorney/s shall think fit and proper to do so discharge and/or terminate his or their appointments at their own discretion.

(4)

7. To apply for and obtain electricity, gas, water, sewerage, drainage telephone or other connections of any other utility to the said property and/or to make alterations therein and to close down and/or have disconnected the same and for that purpose to sign execute and submit all papers, applications, documents and plans to do all other acts, deeds and things as may be deemed fit and proper by the said Attorney.
8. To give undertakings, assurances and indemnities, so may be required for the purposes aforesaid.
9. To apply for and obtain mutation, conversion, amalgamation, separation, updation, correction, modification, alteration or other recording in respect of the Subject Property or any part thereof and from the B.L. & L.R.O., the D.L. & L.R.O., Gram Panchayet, Zilla Parisad, Metropolitan Development Authority, Collector, District Magistrate, including (ADM), Airport Authority of India, SWID, NKDA, HIDCO LUDCP and any other appropriate authorities as may be deemed fit and proper by the said Attorney/s.
10. To commence prosecute, enforce, defend, answer and oppose all actions and other legal proceedings and demands touching any of the matters concerning said property or any part thereof including relating to acquisition and/or requisition and/or in respect of the said property or any part thereof and if think fit to compromise settle refer to arbitration, abandon, submit to judgment or become non-suited in any such action or proceedings as aforesaid before any Court Civil, Criminal or Revenue, Tribunals including the Hon'ble High Court Kolkata.
11. To receive compensation payable in respect of any acquisition and/or requisition of the said property or any part thereof.
12. To file and defend suits, cases, appeals, applications and whatever nature for and on behalf of or to be instituted preferred by or against any person or persons in respect of the said property and also to present and prosecute writ application in respect thereof.
13. To sign declare and/or affirm any plaint, written statement, petition, affidavit, verification, Vakalatnama, Warrant of Attorney, memo of appeal or any other documents or papers in any proceedings or in any way connected therewith.
14. To deposit and withdraw fees documents and moneys in and from any court or courts and/or other person or persons or authority and give valid receipts and discharge therefor.
15. To negotiate for sale, lease and or transfer of the 'Said Property' and/ or undivided share or specified shares thereof and to enter into any agreements, at any price and with such purchaser/s and/or other person/s our said Attorney/s shall deem fit and proper and to receive earnest money and/or part and/or full consideration thereunder and also to fulfill and enforce mutual obligations thereto.

(5)

16. To grant "Consent" and "No Objection Certificate" and permit to Transferees of Units, Parking Spaces and other Transferable Areas to take loans from any Banks or Financial Institutions.

17. To settle the price against suitable terms at our Attorney's sole discretion and to sign and execute any Agreement for Sale, Deed of Mortgage, Deed of Lease for any part or portion of the said properties in favour of any intending purchaser or purchasers, financial institute and/or of lessee or lessees and upon entering into such agreement to receive consideration money partly or fully and to give valid receipt and discharge for the same at the exclusive discretion of our said Attorney/s but only in respect of the flats, units and the portions under the "Developer's Allocations" in the proposed building/s within the proposed Housing Enclave togetherwith undivided proportionate share of the Said Land under the Schedule hereto as per terms and conditions of the aforesaid Development Agreement.

18. Upon such receipt of consideration in full to prepare, sign, execute and register all such Conveyance and/or Conveyances, Deed of Transfer, Deed of Lease and/or any such Deeds and Documents in favour of any such purchasers, mortgagees and/or lessees as the case may be and execution and registration of such Deeds to Transfer and convey the rights, title and interest of the Schedule property and / or any portion thereof.

19. To present any or all such Conveyances, Deed of Transfers, and to rectify by Deed of Rectifications and / or any other Deeds or Documents in respect of the Said Properties before the Registrar of Assurances, Kolkata, concerning Sub-Registrar, District Registrar, Additional District Sub-Registrar for registration, to admit and execution and upon receipt of consideration to sign and execute such Deed or Deeds and have the said Conveyances and/or said Deeds and Documents registered and to do all such acts Deeds, things and matters which our said attorney/s shall consider proper and necessary for conveying our said property or any portion thereof.

20. To raise necessary finances including finance from any financial institution or any other authority or authorities or Financial Institution/s and/or Banks and to create mortgage or any other lien over the land or developed property by executing registered Deed of Mortgage and/or keeping the title document/s of land as security in favour of the Lender.

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

AND GENERALLY to acts as our Sole Attorney or Agent in relation to all matters touching our said land and proposed building and on our behalves to do and execute all, instruments, acts, matters, deeds and things as fully and effectually as we would do if personally present; AND we the abovenamed Principals being the absolute owners of the "SAID LAND/SAID PROPERTIES" under the SCHEDULE hereto doth hereby ratify and confirm and agreed to ratify and confirm all and whatsoever our said Attorney/s

(6)

shall lawfully do or cause to be done in or about the "SAID PROPERTY" described in the Schedule hereunder.

AND that in case of death of any executants, the powers and authority hereunder given shall remain in force for and in respect of the remaining executants, howsoever the legal heirs and successors of the deceased executants shall be bound by the terms of the Development Agreement and as such may execute and register separate Power of Attorney giving identical powers and authority to the present Attorneys to fulfill the terms and conditions contained in the Development Agreement as per desire and intention of their predecessor-in-interest/deceased executants.

AND we hereby declare that the power and authority hereby granted is valid and enforceable till the entire "SAID PROPERTY" is fully and properly developed as per terms and conditions contained in the said Development Agreement by the Developer/Builder and that the transfer and/or conveyance of the flats, car parking spaces, shops and others together with undivided proportionate share of the land under the Developer's Allocation are conveyed to the Purchaser/s and Association of Apartment Owners is/are registered and starts functioning. This Power of Attorney is executed and presented for registration after registration of the Development Agreement executed by us on 08/02/2019.

Be it mentioned hereto that this Power of Attorney in relation to the aforesaid registered Development Agreement executed by us and the said Developer/Builder on 08/02/2019, shall be read and interpreted analogously considering both the documents a single document and transaction for its legal interpretation.

**THE SCHEDULE ABOVE REFERRED TO:**

(The Said Land Owned by the First Parties)

at present BASTD

All That piece and parcel of Land measuring 10 Decimals equivalent to 6 cottahs, 44 sq. ft. be the same a little more or less comprised in part of R.S. Dag No. 647 corresponding to L.R. Dag No. 747, under L.R. Khatian Nos. 746, 331 & 145, New L.R. Khatian Nos. 1655 area of 5 dec. & L.R. Kh. No. 1642 area of 5 dec., lying situated at Mouza: Jatragachi, J.L. No. 24, Re Sa No. 195, Touzi No. 174, 179, Police Station – New Town formerly under Police Station Rajarhat, within the local limits of Jyangra-Hatiara No. II Gram Panchayat within the local limits of Jyangra-Hatiara II Gram Panchayat, Sub-Registry Office: Additional District Sub-Registrar New Town, Rajarhat, District 24-Parganas (North), and the 'Said Land' is Butted And Bounded as follows:

On the North : By land under L.R. Dag No. 747 (P);  
On the South : By Acquired portion of land under L.R. Dag No. 747 (P);  
On the East : By land under L.R. Dag No. 747 (P);  
On the West : By land under L.R. Dag No. 747 (P).

Sayed Anis

(7)

IN WITNESSES WHEREOF we the abovenamed **PRINCIPALS** in participation of the abovenamed **ATTORNEY** have executed these presents on this the 25 day of February.... in the year Two Thousand And Nineteen.

WITNESSES:-

1. Chandranath Des  
B/A-17, Salt Lake, Sector-I  
Kolkata-700064.
2. K. Saurabh

- Sanjoy Mishra @ Sanjoy
- Rupali Mishra Mishra
- Gayatri Pradhan alise  
Gayatri Pradhan
- Indrani Pradhan.

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**PRINCIPALS**

**MAHAMANI PROPERTIES PVT. LTD.**







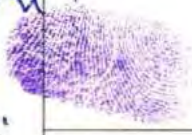





































Sangeet Anote  
Director

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**ATTORNEY**













Dr. Subrata Mallik  
Subrata Mallik  
Subrata Mallik  
(Sd/-)  
Barasat Court  
Enroll No. F31/31of1987

**SPECIMEN FORM FOR TEN FINGER PRINTS**

Signature of the Executants/Presentants	LEFT HAND				
	Little	Ring	Middle	Fore	Thumb
 Sanjay Mishra Sanjay Mishra					
	RIGHT HAND				
	Thumb	Fore	Middle	Ring	Little
					
 Rupali Mishra					
	RIGHT HAND				
	Thumb	Fore	Middle	Ring	Little
					
 Gauri Pradhan Gauri Pradhan					
	RIGHT HAND				
	Thumb	Fore	Middle	Ring	Little
					
 Indrani Pradhan					
	RIGHT HAND				
	Thumb	Fore	Middle	Ring	Little
					



**SPECIMEN FORM FOR TEN FINGER PRINTS**

Signature of the Executants/Presentants  <i>Sangeetha</i>	LEFT HAND				
	Little	Ring	Middle	Fore	Thumb
					
	RIGHT HAND				
	Thumb	Fore	Middle	Ring	Little
					
	LEFT HAND				
	Little	Ring	Middle	Fore	Thumb
	RIGHT HAND				
	Thumb	Fore	Middle	Ring	Little
	LEFT HAND				
	Little	Ring	Middle	Fore	Thumb
					
	RIGHT HAND				
	Thumb	Fore	Middle	Ring	Little
	LEFT HAND				
	Little	Ring	Middle	Fore	Thumb
	RIGHT HAND				
	Thumb	Fore	Middle	Ring	Little

### Major Information of the Deed

Deed No :	I-1502-00468/2019	Date of Registration	08/02/2019
Query No / Year	1502-1000037929/2019	Office where deed is registered	
Query Date	08/02/2019 12:07:16 PM	D.S.R. - II NORTH 24-PARGANAS, District: North 24-Parganas	
Applicant Name, Address & Other Details	Sudam Halder 134 S S Nagar,Thana : Dum Dum, District : North 24-Parganas, WEST BENGAL, Mobile No. : 9830586956, Status :Solicitor firm		
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. 2/-	Rs. 1,35,00,000/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 100/- (Article:48(g))	Rs. 25/- (Article:E, E, M(b))		
Remarks	Development Power of Attorney after Registered Development Agreement of [Deed No/Year]:- 150200458/2019		

### Land Details :

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



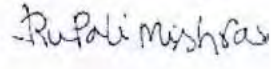


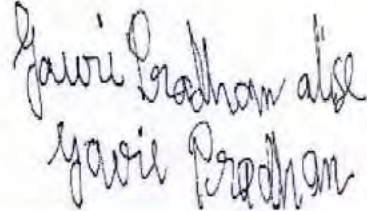


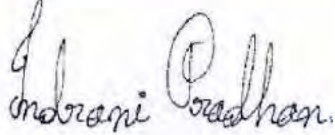
Sch No	Plot Number	Khatian Number	Land Use Proposed	Land Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	LR-747	LR-1655	Bastu	Shali	5 Dec	1/-	67,50,000/-	Property is on Road Adjacent to Metal Road,
L2	LR-747	LR-1642	Bastu	Shali	5 Dec	1/-	67,50,000/-	Property is on Road Adjacent to Metal Road,
		<b>TOTAL :</b>			<b>10Dec</b>	<b>2 /-</b>	<b>135,00,000 /-</b>	
	<b>Grand Total :</b>				<b>10Dec</b>	<b>2 /-</b>	<b>135,00,000 /-</b>	

### Principal Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Fingerprint	Signature
	<b>Mr SANJOY MISRA, (Alias: Mr SANJOY MISHRA)</b> Son of Mrityunjoy Misra Executed by: Self, Date of Execution: 08/02/2019 , Admitted by: Self, Date of Admission: 08/02/2019 ,Place : Office	 08/02/2019	 LTI 08/02/2019	 08/02/2019

Major Information of the Deed :- I-1502-00468/2019-08/02/2019

Uttar Chatra, Dakshin Chatra, P.O:- Chatra, P.S:- Baduria, District:-North 24-Parganas, West Bengal, India, PIN - 743247 Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, PAN No.:: AETPM7886F, Status :Individual, Executed by: Self, Date of Execution: 08/02/2019 , Admitted by: Self, Date of Admission: 08/02/2019 ,Place : Office


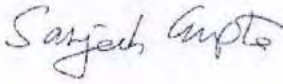
2	Name	Photo	Fingerprint	Signature
	<b>Mrs RUPALI MISHRA</b> Wife of Mr Sanjoy Mishra Executed by: Self, Date of Execution: 08/02/2019 , Admitted by: Self, Date of Admission: 08/02/2019 ,Place : Office	 <small>08/02/2019</small>	 <small>LTI 08/02/2019</small>	 <small>08/02/2019</small>
Uttar Chatra, Dakshin Chatra, P.O:- CHATRA, P.S:- Baduria, District:-North 24-Parganas, West Bengal, India, PIN - 743247 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: BNYPM1239H, Status :Individual, Executed by: Self, Date of Execution: 08/02/2019 , Admitted by: Self, Date of Admission: 08/02/2019 ,Place : Office				
3	Name	Photo	Fingerprint	Signature
	<b>Mrs GAURI PRADHAN, (Alias: Mrs GOURI PRADHAN)</b> Wife of Uma Prasad Pradhan Executed by: Self, Date of Execution: 08/02/2019 , Admitted by: Self, Date of Admission: 08/02/2019 ,Place : Office	 <small>08/02/2019</small>	 <small>LTI 08/02/2019</small>	 <small>08/02/2019</small>
Haidadpur, P.O:- Khantura, P.S:- Habra, District:-North 24-Parganas, West Bengal, India, PIN - 743273 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: BFIPP7400M, Status :Individual, Executed by: Self, Date of Execution: 08/02/2019 , Admitted by: Self, Date of Admission: 08/02/2019 ,Place : Office				
4	Name	Photo	Fingerprint	Signature
	<b>Mrs INDRANI PRADHAN</b> Daugther of Ranajit Mukherjee Executed by: Self, Date of Execution: 08/02/2019 , Admitted by: Self, Date of Admission: 08/02/2019 ,Place : Office	 <small>08/02/2019</small>	 <small>LTI 08/02/2019</small>	 <small>08/02/2019</small>
Haidadpur, P.O:- Khantura, P.S:- Habra, District:-North 24-Parganas, West Bengal, India, PIN - 743273 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: BHKPP6194A, Status :Individual, Executed by: Self, Date of Execution: 08/02/2019 , Admitted by: Self, Date of Admission: 08/02/2019 ,Place : Office				

Major Information of the Deed :- I-1502-00468/2019-08/02/2019

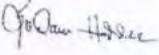
**Attorney Details :**

SI No	Name,Address,Photo,Finger print and Signature
1	<b>MAHAMANI PROPERTIES PRIVATE LIMITED</b> BA-17, Salt Lake City, Sector-1, P.O:- Bidhannagar, P.S:- North Bidhannagar, District:-North 24-Parganas, West Bengal, India, PIN - 700064 , PAN No.:: AAICM4413A, Status :Organization, Executed by: Representative

**Representative Details :**

SI No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	<b>Mr SANJEEB GUPTA (Presentant)</b> Son of Shri Gopal Prasad Gupta Date of Execution - 08/02/2019, , Admitted by: Self, Date of Admission: 08/02/2019, Place of Admission of Execution: Office	 <small>Feb 8 2019 1:58PM</small>	 <small>LTI 08/02/2019</small>	 <small>08/02/2019</small>
BA-17, Sector-1, Salt Lake City, P.O:- Bidhannagar, P.S:- North Bidhannagar, District:-North 24-Parganas, West Bengal, India, PIN - 700064, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: ADUPG1777F Status : Representative, Representative of : MAHAMANI PROPERTIES PRIVATE LIMITED (as director)				

**Identifier Details :**

Name & address	
Sudam Halder Son of Late Sarbeswar Halder 134 S S Nagar, P.O:- Motijheel, P.S:- Dum Dum, District:-North 24-Parganas, West Bengal, India, PIN - 700074, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , Identifier Of Mr SANJOY MISRA, Mrs RUPALI MISHRA, Mrs GAURI PRADHAN, Mrs INDRANI PRADHAN, Mr SANJEEB GUPTA	
	08/02/2019

Major Information of the Deed :- I-1502-00468/2019-08/02/2019

Transfer of property for L1		
Sl.No	From	To. with area (Name-Area)
1	Mr SANJOY MISRA	MAHAMANI PROPERTIES PRIVATE LIMITED-1.25 Dec
2	Mrs RUPALI MISHRA	MAHAMANI PROPERTIES PRIVATE LIMITED-1.25 Dec
3	Mrs GAURI PRADHAN	MAHAMANI PROPERTIES PRIVATE LIMITED-1.25 Dec
4	Mrs INDRANI PRADHAN	MAHAMANI PROPERTIES PRIVATE LIMITED-1.25 Dec
Transfer of property for L2		
Sl.No	From	To. with area (Name-Area)
1	Mr SANJOY MISRA	MAHAMANI PROPERTIES PRIVATE LIMITED-1.25 Dec
2	Mrs RUPALI MISHRA	MAHAMANI PROPERTIES PRIVATE LIMITED-1.25 Dec
3	Mrs GAURI PRADHAN	MAHAMANI PROPERTIES PRIVATE LIMITED-1.25 Dec
4	Mrs INDRANI PRADHAN	MAHAMANI PROPERTIES PRIVATE LIMITED-1.25 Dec

## Land Details as per Land Record

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

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 747, LR Khatian No:- 1655	Owner:মেসার্স গেল্জ কমারশিয়াল , Gurdian:প্রা:লি: , Address:20, লাউডন স্ট্রীট, কলিকাতা:-16 , Classification:শালি, Area:0.08000000 Acre,	Seller is not the recorded Owner as per Applicant.
L2	LR Plot No:- 747, LR Khatian No:- 1642	Owner:মেসার্স পাশওয়ার্ড সেলস , Gurdian:প্রা:লি: , Address:20, লাউডন স্ট্রীট, কলিকাতা:-16 , Classification:শালি, Area:0.07000000 Acre,	Seller is not the recorded Owner as per Applicant.

Endorsement For Deed Number : I - 150200468 / 2019

On 08-02-2019

**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 13:28 hrs on 08-02-2019, at the Office of the D.S.R. - II NORTH 24-PARGANAS by Mr SANJEEB GUPTA .

**Certificate of Market Value(WB PUVI rules of 2001)**

Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs 1,35,00,000/-

Major Information of the Deed :- I-1502-00468/2019-08/02/2019

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

Execution is admitted on 08/02/2019 by 1. Mr SANJOY MISRA, Alias Mr SANJOY MISHRA, Son of Mrityunjoy Misra, Uttar Chatra, Dakshin Chatra, P.O: Chatra, Thana: Baduria, , North 24-Parganas, WEST BENGAL, India, PIN - 743247, by caste Hindu, by Profession Service, 2. Mrs RUPALI MISHRA, Wife of Mr Sanjoy Mishra, Uttar Chatra, Dakshin Chatra, P.O: CHATRA, Thana: Baduria, , North 24-Parganas, WEST BENGAL, India, PIN - 743247, by caste Hindu, by Profession House wife, 3. Mrs GAURI PRADHAN, Alias Mrs GOURI PRADHAN, Wife of Uma Prasad Pradhan, Haidadpur, P.O: Khantura, Thana: Habra, , North 24-Parganas, WEST BENGAL, India, PIN - 743273, by caste Hindu, by Profession House wife, 4. Mrs INDRANI PRADHAN, Daughter of Ranajit Mukherjee, Haidadpur, P.O: Khantura, Thana: Habra, , North 24-Parganas, WEST BENGAL, India, PIN - 743273, by caste Hindu, by Profession House wife  
Indetified by Sudam Halder, , , Son of Late Sarbeswar Halder, 134 S S Nagar, P.O: Motijheel, Thana: Dum Dum, , North 24-Parganas, WEST BENGAL, India, PIN - 700074, by caste Hindu, by profession Business

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

Execution is admitted on 08-02-2019 by Mr SANJEEB GUPTA, director, MAHAMANI PROPERTIES PRIVATE LIMITED (Private Limited Company), BA-17, Salt Lake City, Sector-1, P.O:- Bidhannagar, P.S:- North Bidhannagar, District:-North 24-Parganas, West Bengal, India, PIN - 700064

Indetified by Sudam Halder, , , Son of Late Sarbeswar Halder, 134 S S Nagar, P.O: Motijheel, Thana: Dum Dum, , North 24-Parganas, WEST BENGAL, India, PIN - 700074, by caste Hindu, by profession Business

**Payment of Fees**

Certified that required Registration Fees payable for this document is Rs 25/- ( E = Rs 21/- ,M(b) = Rs 4/- ) and Registration Fees paid by Cash Rs 25/-

**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 2732, Amount: Rs.100/-, Date of Purchase: 16/01/2019, Vendor name: Mita Dutta



**Amitava Dutta**  
**DISTRICT SUB-REGISTRAR**  
**OFFICE OF THE D.S.R. - II NORTH 24-**  
**PARGANAS**  
**North 24-Parganas, West Bengal**

Major Information of the Deed :- I-1502-00468/2019-08/02/2019

**Certificate of Registration under section 60 and Rule 69.**

Registered in Book - I

Volume number 1502-2019, Page from 14692 to 14725  
being No 150200468 for the year 2019.



Digitally signed by AMITAVA DATTA  
Date: 2019.02.08 17:30:05 +05:30  
Reason: Digital Signing of Deed.

**(Amitava Dutta) 08-02-2019 17:29:52**  
**DISTRICT SUB-REGISTRAR**  
**OFFICE OF THE D.S.R. - II NORTH 24-PARGANAS**  
**West Bengal.**

**(This document is digitally signed.)**