

401

I 471/19

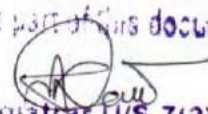


पश्चिमबंग पश्चिम बंगाल WEST BENGAL

AA 281146

37957

Verified that the document is admitted to registration. The signature sheet / stamp's and the attachment sheet / sheet's attached with the document's are the part of this document

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

**DEVELOPMENT POWER OF ATTORNEY**

08 FEB 2019

**KNOW ALL MEN BY THESE PRESENTS THAT WE, (1) SRI SUJIT GUPTA ( having PAN: ADWPG6464F), son of Sri Gopal Prasad Gupta, by Nationality : Indian, by Faith : Hindu, by Occupation: Business, residing at AC-79, Sector-1, Salt Lake City, P.O: Bidhannagar, P.S: Bidhannagar (N), Kolkata-700 064, (2) MR. SANJEEB GUPTA (having PAN: ADUPG1777F), son of Sri Gopal Prasad Gupta, by Nationality: Indian, by Faith : Hindu, by Occupation: Business, residing at BA-17, Salt Lake City, Sector - 1, P.O: Bidhannagar, P.S: Bidhannagar (North), Kolkata - 700 064, owner of a piece and parcel of land, more fully described in SCHEDULE hereunder written, do hereby SEND GREETINGS.**



(2)

WHEREAS the Executants being the absolute Owners, having marketable right, title, interest and physical possession in a piece and parcel of Land measuring an area about **7 Decimals** equivalent to **4 Cottahs, 03 chittacks, 39 sq. ft.** a little more or less comprised in part of R.S. Dag Nos. 277 & 647 respectively corresponding to **L.R. Dag Nos. 296 & 747**, under L.R. Khatian Nos. 746, 331 & 145, New L.R. Khatian Nos. 1655 & 1642, lying and situated at **Mauza: Jatragachi, J.L. No. 24**, within the ambit of the B.L. & L.R.O. Rajarhat, with common easement rights in all common passages and all the rights and benefits in connection thereto, Police Station: New Town formerly Rajarhat, District: 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 OWNERS/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. ....0461..... for the year 2019.**

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. SUJIT GUPTA AND MR. SANJEEB GUPTA** the **PRINCIPALS** herein doth hereby nominate, constitute and appoint said 1) **M/S.**



(3)

**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 buildings 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.
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.



(4)

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 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.
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



(5)

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 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



(6)

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 "BASTU"

All That piece and parcel of Land measuring 3 Decimals a little more or less comprised in part of R.S. Dag No. 277 corresponding to L.R. Dag No. 296 and 4 decimals comprised in part of R.S. Dag No. 647 corresponding to L.R. Dag No. 747 total admeasuring Land area about **7 decimals** equivalent to **4 Cottahs, 03 chittacks, 39 sq. ft.** under and part of L.R. Khatian Nos. 746, 331 & 145, at present under **L.R. Khatian Nos. 1655 & 1642**, lying and situated **at Mauza: Jatragachi**, J.L. No. 24, within the ambit of the B.L. & L.R.O. Rajarhat, with common easement rights in all common passages and all the rights and benefits in connection thereto, Police Station: New Town formerly Rajarhat, 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 60' feet wide main road & L.R. Dag No. 747(P);
- On the South : By L.R. Dag No. 296(P) & L.R. Dag No. 747(P);
- On the East : By L.R. Dag No. 296(P) & L.R. Dag No. 747(P);
- On the West : By L.R. Dag No. 296(P) & L.R. Dag No. 747(P) & 6' feet wide Road.

Sayed Anis

(7)

IN WITNESSES WHEREOF we the abovenamed **PRINCIPALS** in participation of the abovenamed **ATTORNEY** have executed these presents on this the 8<sup>th</sup>... day of February... in the year Two Thousand And Nineteen.

WITNESSES:-

1. Chandrasath Des.  
B/A-17, Salt Lake, Sector-i  
Kolkata - 700 064.

2. K. Ram Hari  
134. S. S. Nagar  
Kolkata - 74.

Sayeb Aupto

Sayeb Aupto

---

**PRINCIPALS**

**MAHAMANI PROPERTIES PVT. LTD.**

Sayeb Aupto

Director


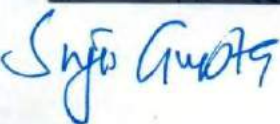




















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**ATTORNEY**

Drafted by:-  
Subrata Mallik  
Adm.  
Subrata Mallik  
(Adv)  
Barasat Court  
Enroll No. F31/31of1987



**SPECIMEN FORM FOR TEN FINGER PRINTS**

*Signature of the Executants/Presentants   	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



आयकर विभाग  
INCOME TAX DEPARTMENT

भारत सरकार  
GOVT. OF INDIA

SUJIT GUPTA

GOPAL PRASAD GUPTA

13/09/1977

Permanent Account Number  
ADWPG6464F

*Sujit Gupta*  
Signature



7/9/2016

*Sujit Gupta*





भारत सरकार  
GOVERNMENT OF INDIA



सुजित गुप्ता  
Sujit Gupta  
जन्मतिथि/DOB: 13/09/1977  
पुरुष/ MALE  
Mobile No: 9830150306



**2597 4020 0681**  
VID : 9136 6382 0277 4502

**MERA AADHAAR, MERI PEHCHAN**

*Sujit Gupta*



भारतीय विशिष्ट पहचान प्राधिकरण  
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

जाधार

ठिकाना:  
एस/ओ: गोपाल प्रसाद गुप्ता, एसी-79, सेक्टर 1, सॉल्ट  
लेक, बिधाननगर (एम), उत्तर 28 पारगना, पश्चिम बंगाल - 700064

Address :  
S/O: Gopal Prasad Gupta, AC-79, SECTOR  
- 1, SALT LAKE, Bidhannagar(M), North 24  
Parganas,  
West Bengal - 700064



1947



help@uidai.gov.in



www.uidai.gov.in

P.O. Box No.1947,  
Bengaluru-560 001



  
 भारत के निर्वाचन आयोग  
 ELECTION COMMISSION OF INDIA  
 IDENTITY CARD


IHM1145168




निर्वाचक नाम : सुमित ठंड  
 Elector's Name : Sumit Thanda  
 पिता का नाम : देवप्रसाद प्रसाद ठंड  
 Father's Name : Deves Prasad Gupta  
 लिंग/Sex : पुरुष  
 जन्म तिथि  
 Date of Birth : 13/04/1978

IHM1145168

ठेका:  
 नरेंद्र कोर्ट, राहुनाथपुर, वि. एच. सि. रोड,  
 राजारहाट गोपालपुर, बड़खंडी, ई. एम. 24 पारगना,  
 700059  
 Address:  
 NARENDR COURT,  
 RAGHUNATHAPUR, VIP ROAD,  
 RAJARHAT GOPALPUR, BAGULATI,  
 NORTH 24 PARGANAS, 700059

  
 Date: 26/12/2018

117-राजारहाट पंचायत निर्वाचन क्षेत्र निर्वाचन आयोग  
 Falsified Signature of the Electoral  
 Registration Officer for  
 117-Rajarhat Constituency

In case of change in address members should send an application to the Electoral Registration Officer for including their name in the roll at the changed address and to obtain the card with new number.

Sumit Thanda



आयकर विभाग  
INCOME TAX DEPARTMENT



भारत सरकार  
GOVT. OF INDIA



स्थायी लेखा संख्या कार्ड  
Permanent Account Number Card

AAICM4413A



नाम / Name  
MAHAMANI PROPERTIES PRIVATE  
LIMITED

निगमन / गठन की तारीख  
Date of Incorporation / Formation  
14/02/2013

20032018

MAHAMANI PROPERTIES PVT. LTD.

*Sangeet Anshu*  
Director



आयकर विभाग  
INCOME TAX DEPARTMENT



भारत सरकार  
GOVT. OF INDIA



स्थायी लेखा संख्या कार्ड  
Permanent Account Number Card



ADUPG1777F

नाम/ Name  
SANJEEB GUPTA

पिता का नाम/ Father's Name  
GOPAL PRASAD GUPTA

जन्म की तारीख/ Date of Birth  
08/01/1972

*Sanjeeb Gupta*  
हस्ताक्षर/ Signature



04052017

*Sanjeeb Gupta*





भारत सरकार  
GOVERNMENT OF INDIA



संजीव गुप्त  
Sanjeeb Gupta  
जन्मतिथि/DOB: 08/01/1972  
पुरुष/ MALE  
Mobile No: 9331018605



**5353 7491 8356**  
VID : 9127 1105 7719 5526

**MERA AADHAAR, MERI PEHCHAN**

*Sanjeeb Gupta*



भारतीय विशिष्ट पहचान प्राधिकरण  
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

ठिकाना:  
गोपाल प्रसाद गुप्त, बी ए - 17, सॉल्ट लेक सिटी,  
सेक्टर - 1, कोलकाता, बिधाननगर (एम), उत्तर २४  
पारगना,  
पश्चिम बंग - 700064

Address :  
S/O Gopal Prasad Gupta, B A - 17, Salt Lake  
City, Sector - 1, Kolkata, Bidhannagar(M),  
North 24 Parganas,  
West Bengal - 700064



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P.O. Box No.1947,  
Bengaluru-560 001





ELECTION COMMISSION OF INDIA

ভারতের নির্বাচন কমিশন

IDENTITY CARD

WB / 20 / 139 / 663463

পরিচয় পত্র



Elector's Name	Gupta Sanjib
নির্বাচকের নাম	গুপ্তা সঞ্জীব
Father/Mother/ Husband's Name	Gopalpresad
পিতা/মাতা/স্বামীর নাম	গোপালপ্রসাদ
Sex	M
লিঙ্গ	পুং
Age as on 1.1.1995	25
১.১.১৯৯৫-এ বয়স	২৫

*Sanjib Gupta*

Address

9 SaltLake Block AB Bidhannagar,  
North 24 Parganas

ঠিকানা

৯ সল্টলেক ব্লক এবি,বিধাননগর,  
উত্তর ২৪ পরগণা

*S. S. Gupta*

Facsimile Signature  
Electoral Registration Officer

নির্বাচক-নিবন্ধন আধিকারিক

For 139 -BELGACHIA EAST  
Assembly Constituency

১৩৯ -বেলগাছিয়া পূর্ব  
বিধানসভা নির্বাচন কেন্দ্র

Place Calcutta

স্থান কলিকাতা

Date 19.07.95

তারিখ ১৯.০৭.৯৫



ভারতের নির্বাচন কমিশন  
পরিচয় পত্র  
ELECTION COMMISSION OF INDIA  
IDENTITY CARD  
BWC1135490



নির্বাচকের নাম : সুদাম হালদার

Elector's Name : Sudam Halder

পিতার নাম : সবেশ্বর হালদার

Father's Name : Sabershwar Halder

লিঙ্গ / Sex : পুরু / M

জন্ম তারিখ : 01/01/1970  
Date of Birth

*Sudam Halder*

BWC1135490

ঠিকানা:  
138 জ্যোতিনগর পূর্ব পোস্ট নম্বর 10 কুমদুম উত্তর 24  
পাড়া 700074

Address:  
134 JyotinagarSurya Sen Nagar 10  
Dumdum North 24 Parganas 700074

*Sudam Halder*

Date: 02/08/2007  
138-নম্বর নির্বাচন ক্ষেত্রের নির্বাচক নিবন্ধন  
আধিকারিকের স্বাক্ষরের অনুকৃতি  
Facsimile Signature of the Electoral  
Registration Officer for  
138-Dum Dum Constituency

ঠিকানা পরিবর্তন হলে নতুন ঠিকানায় ভোটার লিটে নাম  
তোলা ও একই নম্বরের নতুন সচিব পরিচয়পত্র পাওয়ার  
জন্য নিম্নলিখিত কর্তৃক এই পরিচয়পত্রের নম্বরটি উল্লেখ করুন।  
In case of change in address mention this Card No.  
In the relevant Form for including your name in the  
roll at the changed address and to obtain the card  
with same number.



### Major Information of the Deed

Deed No :	I-1502-00471/2019	Date of Registration	08/02/2019
Query No / Year	1502-1000037957/2019	Office where deed is registered	
Query Date	08/02/2019 12:13:23 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 : Others		
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. 1,03,50,000/-		
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]:- 150200461/2019		

### 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 Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	LR-296	LR-1655	Bastu	Shali	3 Dec	1/-	49,50,000/-	Property is on Road Adjacent to Metal Road, , Project Name :
L2	LR-747	LR-1642	Bastu	Shali	4 Dec	1/-	54,00,000/-	Property is on Road Adjacent to Metal Road, , Project Name :
		<b>TOTAL :</b>			<b>7Dec</b>	<b>2 /-</b>	<b>103,50,000 /-</b>	
	<b>Grand Total :</b>				<b>7Dec</b>	<b>2 /-</b>	<b>103,50,000 /-</b>	



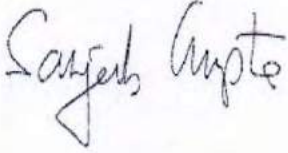
### Principal Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Fringefprint	Signature
	<b>Shri SUJIT GUPTA</b> Son of Shri Gopal Prasad Gupta 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-1502-00471/2019-08/02/2019





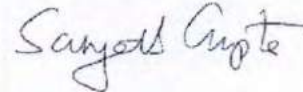
AC-79, Sector-1, Salt Lake City, P.O:- Bidhannagar, P.S:- North Bidhannagar, District:-North 24-Parganas, West Bengal, India, PIN - 700064 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: ADWPG6464F, Status :Individual, Executed by: Self, Date of Execution: 08/02/2019  
 , Admitted by: Self, Date of Admission: 08/02/2019 ,Place : Office

2	Name	Photo	Fingerprint	Signature
	<b>Mr SANJEEB GUPTA (Presentant)</b> Son of Shri Gopal Prasad Gupta 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
BA-17, Salt Lake City, Sector - 1, 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 :Individual, Executed by: Self, Date of Execution: 08/02/2019 , Admitted by: Self, Date of Admission: 08/02/2019 ,Place : Office				

**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

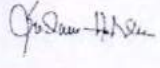
**Representative Details :**

SI No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	<b>Shri SANJEEB GUPTA</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			
		Feb 8 2019 2:14PM	LTI 08/02/2019	08/02/2019
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)				

Major Information of the Deed :- I-1502-00471/2019-08/02/2019



**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 Shri SUJIT GUPTA, Mr SANJEEB GUPTA, Shri SANJEEB GUPTA	
	08/02/2019

Transfer of property for L1		
SI.No	From	To. with area (Name-Area)
1	Shri SUJIT GUPTA	MAHAMANI PROPERTIES PRIVATE LIMITED-1.5 Dec
2	Mr SANJEEB GUPTA	MAHAMANI PROPERTIES PRIVATE LIMITED-1.5 Dec
Transfer of property for L2		
SI.No	From	To. with area (Name-Area)
1	Shri SUJIT GUPTA	MAHAMANI PROPERTIES PRIVATE LIMITED-2 Dec
2	Mr SANJEEB GUPTA	MAHAMANI PROPERTIES PRIVATE LIMITED-2 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:- 296, LR Khatian No:- 1655	Owner:মেসার্স গেল্জ কমারশিয়াল , Gurdian:প্রা:লি: , Address:20, লাউডন স্ট্রীট, কলিকাতা:-16 , Classification:শালি, Area:0.03000000 Acre,	Owner Name not selected by applicant.
L2	LR Plot No:- 747, LR Khatian No:- 1642	Owner:মেসার্স পাশওয়ার্ড সেলস্ , Gurdian:প্রা:লি: , Address:20, লাউডন স্ট্রীট, কলিকাতা:-16 , Classification:শালি, Area:0.07000000 Acre,	Owner Name not selected by applicant.

**Endorsement For Deed Number : I - 150200471 / 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.

Major Information of the Deed :- I-1502-00471/2019-08/02/2019



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

Presented for registration at 13:31 hrs on 08-02-2019, at the Office of the D.S.R. - II NORTH 24-PARGANAS by Mr SANJEEB GUPTA , one of the Executants.

**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 1,03,50,000/-

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

Execution is admitted on 08/02/2019 by 1. Shri SUJIT GUPTA, Son of Shri Gopal Prasad Gupta, AC-79, Sector-1, Salt Lake City, P.O: Bidhannagar, Thana: North Bidhannagar, , North 24-Parganas, WEST BENGAL, India, PIN - 700064, by caste Hindu, by Profession Business, 2. Mr SANJEEB GUPTA, Son of Shri Gopal Prasad Gupta, BA-17, Salt Lake City, Sector - 1, P.O: Bidhannagar, Thana: North Bidhannagar, , North 24-Parganas, WEST BENGAL, India, PIN - 700064, by caste Hindu, by Profession Business

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 Shri 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 2733, 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-1502-00471/2019-08/02/2019



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

**Registered in Book - I**

**Volume number 1502-2019, Page from 14774 to 14796  
being No 150200471 for the year 2019.**



Digitally signed by AMITAVA DATTA  
Date: 2019.02.08 17:35:31 +05:30  
Reason: Digital Signing of Deed.

**(Amitava Dutta) 08-02-2019 17:35:19  
DISTRICT SUB-REGISTRAR  
OFFICE OF THE D.S.R. - II NORTH 24-PARGANAS  
West Bengal.**

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