

548/2019

I-00503/2019



पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

AA 281920

Q-11-28304/19

Persons who are admitted to registration. The signature sheet / sheets & the endorsement sheet / sheets attached with this document on the date of this document.

Additional District Sub-Registrar
Sodepur, North 24-Parganas

POWER OF ATTORNEY FOR DEVELOPMENT

30 JAN 2019

TO ALL TO WHOM THESE:

I, **SRI LOVAN TIKADAR**, Son of Late Chittaranjan Tikadar, by Nationality-Indian, by religion-Hindu, by Occupation-Service, residing at: 2No. Deshbandhu Nagar, P.O. Sodepur, P.S. Khardah, Dist. North 24 Parganas, Kolkata-700110, **PAN No.: ABCPT9491P** do hereby appoint, constitute and

[Signature]
Atokendu Bandhopadhyay
Attorney

Contd...2

(2)

nominate "**M/S. ESSAR DEVELOPERS**" a partnership firm having its principal place of business situated at its registered office at 4 No. D.B. Nagar, R.N. Tagore Road, P.O. Sodepur, P.S. Khardah, Dist. 24Parganas(north), Kolkata-700110, **PAN no. AAEFE3844N**, being represented by its partners namely:

1. SRI RAJA DUTTA (PAN no. AFWPD3552P), Son of Late Jitendra Mohan Dutta, by Nationality-Indian, by religion-Hindu, by occupation-Business, residing at-Aikyatan Apartment, Basak Bagan, P.O. Sodepur, P.S. Khardah, Dist 24Parganas (North), Kolkata 700110,

2. SRI SUDIPTA SEN (PAN no. BWFPS5642L), Son of Sri Nidhu Sen, by Nationality-Indian, by religion-Hindu, by occupation-Business, residing at-4 No. Desh Bandhu Nagar, P.O. Sodepur, P.S, Khardah, Dist. North 24 Parganas, Kolkata-700110,

SEND GREETINGS:-

WHEREAS the Land Owner/Executant hereof namely Sri Lovan Tikadar (Son of Late Chittaranjan Tikadar) has purchased a plot of land measuring more or less 4 Cottahs 6 Chittaks, within Mouza: Sodepur, J.L. No. 8, E.P. No. 61, S.P. No. 260, comprised and contained in C.S. Dag No. 486(P), P.S. Khardah, A.D.S.R.O. Sodepur, Dist. North 24 Parganas, within the local limits of Panihati Municipality from his predecessor-in-title namely Sri Sukharanjan Roy & Sri Shib Ranjan Roy (both sons of Late Keshab Chandra Roy) by virtue of a Registered Bengali Deed of Sale, which was Executed and Registered on 13.03.1989 at the Office of D.R. North 24 Parganas and the same was recorded in Book No. I, Vol No. XII, noted within the pages from 137 to 140, being No. 935, for the year 1989.

(3)

AND WHEREAS after purchasing the aforesaid landed property the said Lovan Tikadar mutated his name in the assessment registrar of the Panihati Municipality bearing Holding No. 1, 2no. Deshbandhu Nagar, Under Ward No. 14, and enjoying the same by paying relevant taxes to the competent authority and also recorded his name in the R.S. Record of Right at the office of B.L. & L.R.O. BKP-II, Vide C.S. Dag No. 486(P), corresponding to R.S. Dag No. 253/486, under Modified Khatian No. 3019 (in the name of Lovan Tikadar).

AND WHEREAS the Owner/Executant is now desirous of developing the said land by constructed Multi Storeyed building (G+4) in accordance with the plan sanctioned by the Panihati Municipality and look for a responsible and reputed Developer /Promoter who will be able to develop the properties in conjunction with the Executant.

AND WHEREAS I the executant hereof have entered into a **Registered Development Agreement, being no. 152400488...** in Book no. I which was executed and Registered by me on ~~30.11~~ ^{30.11} day of January, 2019 at the office of A.D.S.R.O. Sodepur, Dist. North 24 Parganas with the developer "**M/S. ESSAR DEVELOPERS**" a partnership firm having its principal place of business situated at its registered office at 4 No. D.B. Nagar, R.N. Tagore Road, P.O. Sodepur, P.S. Khardah, Dist. 24Parganas(north), Kolkata-700110, being represented by its partners namely:

1. SRI RAJA DUTTA, Son of Late Jitendra Mohan Dutta, by Nationality-Indian, by religion-Hindu, by occupation-Business,

Lovan Tikadar

(4)

residing at-Aikyatan Appartment, Basak Bagan, P.O. Sodepur, P.S. Khardah, Dist 24Parganas (North), Kolkata 700110,

2. SRI SUDIPTA SEN, Son of Sri Nidhu Sen, by Nationality-Indian, by religion-Hindu, by occupation-Business, residing at-4 No. Desh Bandhu Nagar, P.O. Sodepur, P.S, Khardah, Dist. North 24 Parganas, Kolkata-700110, for construction of a Multistoried Building/Complex (G+4), upon the said property consisting of several Numbers of Self Contained and independent **Flats, Shop rooms, Godowns, Garages, Car Parking Space** etc. on the terms, conditions and considerations mentioned in the said Agreement.

AND WHEREAS at the treaty of the said Agreement I have agreed to give a Power of Attorney in favour of the said Developers or as they may direct in order to enable them to get the plan sanctioned by the Panihati Municipality and other appropriate Authority to do all other acts and things.

AND WHEREAS the Developers have requested me to grant the said power of Attorney in favour of "**M/S. ESSAR DEVELOPERS**" a partnership firm having its principal place of business situated at its registered office at 4 No. D.B. Nagar, R.N. Tagore Road, P.O. Sodepur, P.S. Khardah, Dist. 24Parganas(north), Kolkata-700110, being represented by its partners namely:

1. SRI RAJA DUTTA, Son of Late Jitendra Mohan Dutta, by Nationality-Indian, by religion-Hindu, by occupation-Business, residing at-Aikyatan Appartment, Basak Bagan, P.O. Sodepur, P.S. Khardah, Dist 24Parganas (North), Kolkata 700110,

(5)

2. SRI SUDIPTA SEN, Son of Sri Nidhu Sen, by Nationality-Indian, by religion-Hindu, by occupation-Business, residing at-4 No. Desh Bandhu Nagar, P.O. Sodepur, P.S, Khardah, Dist. North 24 Parganas, Kolkata-700110, which I hereby do:-

NOW KNOW YE AND THESE PRESENTS WITNESS that I, **SRI LOVAN TIKADAR**, Son of Late Chittaranjan Tikadar, by Nationality-Indian, by religion-Hindu, by Occupation-Service, residing at: 2No. Deshbandhu Nagar, P.O. Sodepur, P.S. Khardah, Dist. North 24 Parganas, Kolkata-700110 do hereby nominate, constitute and appoint the within named Developer to be my true and lawful Attorney to do and execute and perform all or any of the following acts, deeds, matters and things viz.

- 1.** To appear and represent me before the Panihati Municipality for amalgamating the separate Holdings into a single Holding by inserting my holding property and sign the relevant applications for that purpose on behalf of me AND to prepare plan on behalf of the Executant for development of the said property described in the Schedule hereunder and to submit the same to the Panihati Municipality and other concerned authorities for obtaining approval to the same to submit proposals from time to time for the amendment of such Building Plans to the said Municipality and other concerned authorities for the purpose of obtaining approval to such amendments.
- 2.** To approach on behalf of Executant all the concerned authorities under the Urban Land (ceiling and Regulation) Act, 1976 for the purpose of obtaining exemption under section 20

(6)

of the said Act in respect of the property for purpose of development and/or re-development of the said property and for that purpose, to sign such applications, papers, writings, undertakings etc. as may be required and to carry on correspondence with the authorities under the said Act and also prefer appeal or appeals from any order of the Competent Authority and/or any other Authority made under the provisions of the said Act in connection with the said property.

3. To enter upon the said property either alone or alongwith others for the purpose of commencing construction work on the said property.

4. To supervise the development work in respect of Building on the said property and to carry out and/or to get carried out through contractors, sub-contractors and/or Departmentally and/or in such manner as may be determined by the said Attorney construction of the structures on the said property in accordance with the plans and specifications and specifications sanctioned by the Panihati Municipality and other concerned authorities and in accordance with all the applicable rules and regulation made by the Government of West Bengal, Panihati Municipality, Town Planning Authorities, Police Authorities, Fire Fighting Authorities and/or other concerned authorities in that behalf for the time being.

5. To carry on correspondence with all concerned authorities and bodies including the Government of West Bengal in all Departments Municipality and/or Town Planning Department and other concerned authorities (in connection with the development of the said property).

(7)

- 6.** To appear and represent me before and all concerned authorities and parties as may be necessary in connection with the development of the said property as aforesaid.
- 7.** To appoint from time to time Architects, R.C.C. Consultants, Contractors and other personal and workmen for carrying out the development of the said property as also construction of building/s thereon and to pay their fees, consideration moneys salaries and/or wages.
- 8.** To pay various deposits to the Panihati Municipality and other concerned authorities as may be necessary for the purpose of carrying out the development work on the said property and construction of the structures thereon and to claim refund of such deposits so paid by my said Attorney and to give and effectual receipts in my name and on my behalf in connection with the refund of such deposits.
- 9.** To approach the Hydraulic Engineer, City Engineer and Authorities and Officers of the Panihati Municipality for the purpose of obtaining various permission and other services connection including water connection for carrying out and completing the development of the said property and construction of building/s thereon and also to obtain water connections and service connection to the building constructed.
- 10.** To execute in favour of the West Bengal State Electricity Distribution Company Limited/C.E.S.C. and/or Panihati Municipality a lease in respect of any portion of the said property for the purpose of enabling the Panihati Municipality and/or the West Bengal State Electricity Distribution Co. Ltd./C.E.S.C. to put up and erect an electric Sub-Station for the supply of electricity to the said Buildings.

(8)

- 11.** To make necessary applications to the W.B.S.E.D.C.L./ C.E.S.C. and other concerned authorities for obtaining electric power for the said property and the buildings constructed thereon.
- 12.** To make necessary representations including filing of complaints and appeals before the Assessor and collectors, Panihati Municipality and other concerned authorities in regard to the fixation of ratable value in respect of the building/s on the said property and/ or any portion thereof by the Assessor and Collector, Panihati Municipality.
- 13.** To apply from time to time for modifications of the Building Plans in respect of the buildings to be constructed on the said property.
- 14.** To apply for and obtaining water connection for the Buildings to be constructed on the said property and/ or occupation and Completion Certificate in respect of the said buildings or any part or parts thereof from Panihati Municipality and other concerned authorities.
- 15.** To give such letters and writings and/or undertaking as may be required from time to time by the Panihati Municipality and/or other concerned authorities for the purpose of carrying out the development work in respect of the property as also in respect of the construction work of the buildings thereon and also for obtaining occupation and/ or completion Certificate in respect of the said building/s or any part or parts thereof.
- 16.** To give necessary letters, writings and undertakings to the Panihati Municipality Fire Brigade Department for occupying the said building/s and/or obtaining necessary

(9)

No Objection Certificate (NOC) from the said Department in connection with the said buildings.

17. To approach the Panihati Municipality and all other concerned authorities for the purpose of obtaining release of any portions of the said property and/or structures thereon from reservation (if any).

18. To approach the Government of West Bengal in all its Departments including the B.L. & L.R.O. office as well as the Panihati Municipality for the purpose of mutation of the subject landed property and in all other concerned authorities for the purpose of obtaining necessary "No Objection Certificate" and/or permission and/or sanction in regard to the carrying out the construction of the said building/s and completion thereof and for obtaining occupation and completion certificate in connection with the running and establishing Units thereon.

19. To do all other acts, deeds, matters and things in respect of the said property described in the Schedule hereunder written including to represent before and correspond with the Panihati Municipality and other concerned authorities for any of the matters relating to the sanctioning of the plans, obtaining the floor space index (FSI) for the construction proposed to be carried out on the said property and many other matters pertaining to the said property.

20. (i) To make necessary applications under the Land Acquisition Act for the purpose of getting the property released from acquisition or any reservation and also for the purpose of such applications sign or execute such writings and undertaking as may be required and to prefer an appeal from the Order of the Competent Authority.



(10)

(ii) To make applications and submit the amended or new Building Plans to the Panihati Municipality including all its Departments or any other Authorities for the purpose of getting the Building Plans, I.O.D. and Commencement Certificate sanctioned and/or revalidated and to give such other applications writings undertaking as may be required for the purpose of the Development of the said property.

(iii) To make applications for water connection, electric supply and other incidental requirements which may be required for the development of the said property.

(iv) To apply to the controller of Cement and Steel and any other authorities for the purpose of making applications for Cement and Steel and other materials and procure the same and for that purpose to give such undertaking or execute such documents and applications as also to correspond with and do such other acts, matters and things as the Attorney may think fit and proper for the purpose of developing the said property.

21. (i) To enter into Agreement for sale of Building (**except Owner's allocation**) as per Agreement that will be constructed on the said property in the names of Attorney or the name of the Developers or the name of Private Limited Company and to retire and appropriate the sale proceeds to themselves.

(ii) To execute Agreements for sale for the said property or any part thereof described in the Schedule hereunder the completion of the construction and after transfer or sale of all the flats to the said future owners hereof.

(iii) The Land Owner shall handover physical possession of the land with the existing structure to the developer and/or

(II)

its representatives within 7 days after execution of the Development Agreement to have access to the land for the purpose of development, soil testing etc. and further permit the Developer to place hoardings, to keep building materials and allow the men and agents of the Developer to stay in the land for the purpose of construction of the building or apartment in question as stated hereinabove.

(iv) The Developer shall provide copies of all Plans, Layouts, Designs, elevations and such others to the Owner free of cost.

(v) The Owner/Executant shall pay and bear the municipal taxes, maintenance charges and other duties as outgoing proportionately in respect of the owners allocated flats as may be determined by the association or society to be formed after taking physical possession of their respective flats from the developer. It is agreed that on and from handing over possession of the said land for construction of building proportionate share of taxes or charges, if any, in respect of the said land will be borne by the developer for sale of such flats, shops or Garages (**except Owner's allocation**) in respect of the building or buildings that may be constructed on the said plot and also to exercise and sign conveyance or surrender in respect of the said portion of the land and lodge the document or documents for registration and admit the execution of any such document or documents before the sub registrar of A.D.S.R.O. Sodepur, North 24 Parganas, D.R. North 24 Parganas at Barasat and the Registrar of Assurance - IV at Kolkata.

(12)

- 23.** To execute the conveyance or conveyances in respect of the said property and building/s constructed thereon or any part thereof **(except Owner's allocated portion)** in favour of such person as the said Attorney shall determine including in favour of any Co-operative Housing Society, Limited Company that may be formed for the purpose.
- 24.** To lodge the Conveyance, Lease and/or other documents or transfer that may be executed by the said attorney for registration and to admit execution thereof before the concerned Sub-Registrar, Dist. Registrar or Registrar of Assurance.
- 25.** To make application on the Panihati Municipality and other Revenue Authorities for the transfer of the said property to the Transferees in whose favour the Conveyance, Lease and/or other documents of transfer as aforesaid may have been executed.
- 26.** To execute Lease in respect of the said property **(except Owner's allocated portion)** and/or portion or portions and/or structure or structures standing thereon in favour of such person or persons as the said Attorney may from time to time determine by the said Attorney.
- 27.** To attend before any Sub-Registrar or/and to execute and present for registration and admit execution by me of any agreement, deed, conveyance, transfer, assignment, assurances, release, indemnify or other instrument or writing the registration of which is compulsory under the Registration Act and generally to do all things necessary or expedient for registering the said deed, instruments and writings or any of them as fully and efficiently as I could do.

(13)

28. (a) To insure the said property against damaged fire tempest, riots, civil commotion, floods, earthquakes or otherwise as my said Attorney may think fit and proper.

(b) To receive every sum of money whatsoever which may become due and payable to me upon or by virtue of any agreement charges or other security and on receipt thereof to make sign, execute and give sufficient releases or other discharges for the same.

29. (a) To lodge for registration the documents that may be required from time to time before the Sub-Registrar and to admit executing thereof.

(b) I do hereby agree and undertake that I shall not in any way write any letters and/or correspond with the Government of West Bengal in all its departments, the Panihati Municipality in all its Departments and other Municipality in all its Departments and other concerned local authorities counter mining any acts, deeds, matters and things done by the said Attorney pursuant to this power of Attorney. I do hereby expressly agree and undertake that if any such instructions shall be issued by me the same shall not affect the acts, deeds, matters and things by the said Attorney and all the concerned authorities shall be entitled to disregard all such instructions given by me.

30. For me and in my name to accept service of any write of summons or other legal process and to appear in any court and before all courts. Magistrates or Judicial or other Officer whatsoever as by the said Attorney shall deem advisable and to commence any action/ other proceedings in any Court of Law or Attorney and the same action on proceedings to prosecute or discontinue or become non-suited as the said Attorney shall see cause and also to take

(14)

such other lawful ways and means for the recovering or getting in any such money or other thing whatsoever which shall be the said Attorney be conceived to be due/owing/ belonging or payable to me by any person/firm or body corporate and also to appoint any solicitor and/ or Advocate or Lawyer to prosecute or defend in the premises aforesaid or any of them as occasion may arise either in my name or in the name of the said Attorney.

31. To appoint Pleaders, Solicitors, Advocates or Attorneys or Lawyers to appear and act in any Court of Law or before any Custom or Port Trust or Revenue or other Office or Offices of any State or local Authority and to revoke such appointment and to substitute any others in their place and stead.

32. To sign, verify and execute Plaints, Written Statements, Counter-claims, Appeals, Review, Applications, Affidavits, Authorities and papers of every description that may be necessary to be signed, verified and executed for the purpose of any suits, actions, appeals and proceedings of any kind whatsoever in any Court of Law or Equity whether of Original, Appellate, Testamentary or Revisional Jurisdiction or Judicial Authority established by lawful Authorities and to do all acts and appearances and applications in any such Court or Courts aforesaid in any suits, actions, appeals or proceedings brought or commenced and to defend, answer or oppose the same or suffer Judgements or Decrees to be had given, taken or pronounced in any such suits, actions, appeals, proceedings and to execute decrees at the said Attorney shall be advised or think proper and also to bid at the Auction Sales that may be held by or on my behalf under the powers reserved to me under any Mortgage or Charge or by any Court or any Office



(15)

thereof and to purchase any land, hereditaments and premises at such Auction Sales and to sign, verify and execute any applications, affidavits, agreements or other documents.

33. To receive from any Court of any Officer thereof or from any person, firm or body corporate amounts due and payable to me either alone or jointly with other on any account whatsoever including under any Deed or Mortgage or Deed of Charge or any other instrument in respect of such investments or otherwise howsoever and to give sign and execute all papers receipts releases and discharges for the same.

34. GENERALLY TO DO AND PERFORM all acts, deeds, matters and things necessary and convenient for all or any of the purpose aforesaid and for giving full effect to the authorities hereinbefore contained as fully and effectual as I could in my person do.

35. To do all other acts, deeds, matters and things which may be necessary to be done for rendering these presents valid and effectual to all intents and purpose according to Laws and Customs of India and particularly of West Bengal.

36. AND I HEREBY DECLARE that this Power of Attorney is given in favour of the said Attorney and accordingly the said Attorney shall be entitled to exercise independently of each other the powers conferred upon the Developer Firm.

37. AND I HEREBY AGREE to ratify and confirm whatsoever the said Attorney shall do in the premises by virtue of these presents AND I HEREBY DECLARE that I shall not do anything inconsistent with this Power of Attorney.

38. AND I hereby declare that the Powers and authorities hereby granted till the said property is fully and properly developed as per the Development Agreement as per rules and regulations of the Panihati Municipality and that the

(16)

transfer and/or conveyance of the said land with building is conveyed and/or transferred in favour of ultimate transferee.

Words in this indenture importing singular shall include plural and vice-versa.

Words in this indenture importing masculine gender shall include feminine or neuter gender and vice-versa.

THE SCHEDULE ABOVE REFERRED TO

ALL THAT the piece or parcel of land admeasuring more or less **4 Cottahs 6 Chittaks**, classified as "BAGAN" used as "**BASTU**", alongwith a 2007 sq.ft. one storied pucca residential building with cemented flooring standing thereon, lying and situates within Mouza: Sodepur, J.L. No. 8, E.P. No. 61, S.P. No. 260, comprised and contained in R.S. Dag No. 253/486, under Modified Khatian No. 3019 (in the name of Lovan Tikadar), P.S. Khardah, A.D.S.R.O. Sodepur, Dist. North 24 Parganas, within the local limits of Panihati Municipality, bearing Holding No. 1, 2no. Deshbandhu Nagar, Under Ward No. 14. TOGETHERWITH all the estate rights, easements, interests, appendages, hereditaments etc. reserved from the land and building hereby mentioned which is the subject property of this General Power of Attorney for Development.

BUTTED AND BOUNDED BY

On the North : House of Narayan Dey (S.P. 259, E.P. 60).
On the South : 16ft. Wide 2no. Deshbandhu Nagar Road
bye-lane.
On the East : 30ft. Wide 2no. Deshbandhu Nagar Road.
On the West : House of Bankim Mukherjee &
Manindra Mukherjee (S.P. 225, E.P. 62).

(17)

IN WITNESSES WHEREOF the parties/Executant hereto have hereunto set and subscribed their respective hands on this the 30th day of January, 2019 A.D.

SIGNED AND DELIVERED

in presence of following

WITNESSES:

1. Madhab Acharya
Sackpur, Kol-700119

2. Arishek Poojari
Sriramwagar
K-1-113.

Roham Tehadan

**SIGNATURE OF THE
EXECUTANT/OWNER**

ESSAR DEVELOPERS

Putta Seelipta Sen
Partner Partner

SIGNATURE OF THE ATTORNEY

Drafted by:

Alokendu Bandyopadhyay
A.B.V.

Alokendu Bandyopadhyay
Enl.No-WB-570/2019, Advocate
District Judges' Court, Barasat
North 24 Parganas (W.B.)

Laser Setter:

Prasanna Paul
Prasanna Paul

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



(1) Name : **SRI LOVAN TIKADAR**

LEFT HAND FINGER PRINTS

| LITTLE | RING | MIDDLE | FORE | THUMB |
|--------|------|--------|------|-------|
| | | | | |

RIGHT HAND FINGER PRINTS

| THUMB | FORE | MIDDLE | RING | LITTLE |
|-------|------|--------|------|--------|
| | | | | |

All the above fingerprints are of the abovenamed person, and attested by the said person.
Lovan Tikadar

SIGNATURE OF THE PRESENTANT

X

X
PHOTO
PASTED

(2) Name :

Status : Presentant/Executant/Claimant/Attorney/Principal/Guardian/Testator

LEFT HAND FINGER PRINTS

| LITTLE | RING | MIDDLE | FORE | THUMB |
|--------|------|--------|------|-------|
| X | X | X | X | X |

RIGHT HAND FINGER PRINTS

| THUMB | FORE | MIDDLE | RING | LITTLE |
|-------|------|--------|------|--------|
| X | X | X | X | X |

X

SIGNATURE OF THE PRESENTANT

All the above fingerprints are of the abovenamed person, and attested by the said person.

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








(1) Name : **SRI RAJA DUTTA**

LEFT HAND FINGER PRINTS

| LITTLE | RING | MIDDLE | FORE | THUMB |
|---|---|---|---|---|
|  |  |  |  |  |

RIGHT HAND FINGER PRINTS

| THUMB | FORE | MIDDLE | RING | LITTLE |
|--|---|---|---|---|
|  |  |  |  |  |

All the above fingerprints are of the abovenamed person, and attested by the said person.

Sri Raja Dutta

SIGNATURE OF THE PRESENTANT

(2) Name : **SRI SUDIPTA SEN**






Status : Presentant/Executant/Claimant/Attorney/Principal/Guardian/Testator



LEFT HAND FINGER PRINTS

| LITTLE | RING | MIDDLE | FORE | THUMB |
|---|---|---|---|---|
|  |  |  |  |  |

RIGHT HAND FINGER PRINTS

| THUMB | FORE | MIDDLE | RING | LITTLE |
|--|---|---|---|---|
|  |  |  |  |  |

Sri SUDIPTA SEN

All the above fingerprints are of the abovenamed person, and attested by the said person.

SIGNATURE OF THE PRESENTANT

आयकर विभाग
INCOME TAX DEPARTMENT
भारत सरकार
GOVT. OF INDIA

LOVAN TIKADAR
CHITTARANJAN TIKADAR

22/08/1967
Permanent Account Number
ABCPT9491P


Signature





भारत
सरकार

10022014


Lovan Tikadar

आयकर विभाग

INCOME TAX DEPARTMENT

RAJA DUTTA

JITENDRA MOHAN DUTTA

15/06/1976

Permanent Account Number

AFWPD3552P

Dutta

Signature

भारत सरकार

GOVT. OF INDIA



2312010

Dutta

Dutta

Dutta

इस कार्ड के बारे में जानकारी के लिए कृपया मुझे कॉल करें / यदि
आयकर विभाग सेवा प्रदाता है, कृपया इसे
दिल्ली में भेजें, एकात्मक सेवा
केंद्रों के लिए दिल्ली में भेजें।
संख्या: पुणे-411 045

If this card is lost / someone's card is found,
please inform / return to:
Income Tax PAN Services Unit, NSDL,
3rd Floor, Sapphire Chambers,
Near Basser Telephone Exchange,
Baner, Pune - 411 045

Tel: 91-20-2721 8080, Fax: 91-20-2721 8081
e-mail: nsdl@nsdl.co.in

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

SUDIPTA SEN

NIDHU BHUSAN SEN

14/09/1974

Permanent Account Number
BWFPS5642L

Sudipta Sen
Signature



2008/0008

Sudipta Sen

एक करोड़ के कर, यह है कुल तुल्य कर, और
कालीन से लेकर 2008, यह था की 1.2
कालीन कर, कालीन 2008, कालीन से लेकर 2008
का की कर, कालीन कर, कुल - 400 000

More cards in our collection - see our website
Please contact us at
Income Tax PAN Services Ltd. NSDL
1st Floor, Times Tower,
Kandivli Mills Compound,
6/21, 1st Floor, Lower Panel, Kandivli - 400 015
Tel: +91 22 0 494 4400 Fax: +91 22 0493 0066
e-mail: boards@nsl.co.in

Major Information of the Deed

| | | | |
|---|--|---|------------|
| Deed No : | I-1524-00503/2019 | Date of Registration | 30/01/2019 |
| Query No / Year | 1524-1000028301/2019 | Office where deed is registered | |
| Query Date | 30/01/2019 1:27:02 PM | A.D.S.R. SODEPUR, District: North 24-Parganas | |
| Applicant Name, Address & Other Details | A Bandyopadhyay Barasat, Thana : Barasat, District : North 24-Parganas, WEST BENGAL, Mobile No. : 9830075574, Status : Advocate | | |
| Transaction | Additional Transaction | | |
| [0138] Sale, Development Power of Attorney after Registered Development Agreement | [4305] Other than Immovable Property, Declaration [No of Declaration : 2] | | |
| Set Forth value | Market Value | | |
| Rs. 60,00,000/- | Rs. 94,45,875/- | | |
| Stampduty Paid(SD) | Registration Fee Paid | | |
| Rs. 100/- (Article:48(g)) | Rs. 21/- (Article:E, E) | | |
| Remarks | Development Power of Attorney after Registered Development Agreement of [Deed No/Year]:- 152400488/2019 Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area) | | |

Land Details :

District: North 24-Parganas, P.S.- Khardaha, Municipality: PANIHATI, Road: Deshbandhu Nagar No.2, Mouza: SODEPUR, Ward No: 14, Holding No:1 Pin Code : 700110

| 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 | RS-253/486 | RS-3019 | Bastu | Bastu | 4 Katha 6 Chatak | 50,00,000/- | 79,40,625/- | Width of Approach Road: 30 Ft., Adjacent to Metal Road, |
| Grand Total : | | | | | 7.2188Dec | 50,00,000 /- | 79,40,625 /- | |



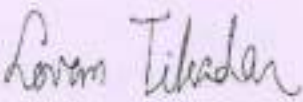
Structure Details :

| Sch No | Structure Details | Area of Structure | Setforth Value (In Rs.) | Market value (In Rs.) | Other Details |
|--|-------------------|-------------------|-------------------------|-----------------------|---------------------------|
| S1 | On Land L1 | 2007 Sq Ft. | 10,00,000/- | 15,05,250/- | Structure Type: Structure |
| Gr. Floor, Area of floor : 2007 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Pucca, Extent of Completion: Complete | | | | | |
| Total : | | 2007 sq ft | 10,00,000 /- | 15,05,250 /- | |



Major Information of the Deed :- I-1524-00503/2019-30/01/2019




Principal Details :

| Sl No | Name,Address,Photo,Finger print and Signature | | | |
|--|--|---|---|---|
| 1 | Name | Photo | Fingerprint | Signature |
| | Mr Lovan Tikadar (Presentant) Son of Late Chittaranjan Tikadar Executed by: Self, Date of Execution: 30/01/2019 , Admitted by: Self, Date of Admission: 30/01/2019 ,Place : Office |  |  |  |
| | 30/01/2019 | 30/01/2019 | LTI | 30/01/2019 |
| 2No. Deshbandhu Nagar, P.O:- Sodepur, P.S:- Khardaha, Panihati, District:-North 24-Parganas, West Bengal, India, PIN - 700110 Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, PAN No.:: ABCPT9491P, Status :Individual, Executed by: Self, Date of Execution: 30/01/2019 , Admitted by: Self, Date of Admission: 30/01/2019 ,Place : Office | | | | |

Attorney Details :

| Sl No | Name,Address,Photo,Finger print and Signature | | | |
|-------|---|--|--|--|
| 1 | ESSAR DEVELOPERS 4 No. D.B. Nagar, R.N. Tagore Road, P.O:- Sodepur, P.S:- Khardaha, Panihati, District:-North 24-Parganas, West Bengal, India, PIN - 700110 , PAN No.:: AAEFE3844N, Status :Organization, Executed by: Representative | | | |

Representative Details :

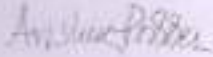
| Sl No | Name,Address,Photo,Finger print and Signature | | | |
|---|---|---|---|---|
| 1 | Name | Photo | Finger Print | Signature |
| | Mr RAJA DUTTA Son of Late Jitendra Mohan Dutta Date of Execution - 30/01/2019, , Admitted by: Self, Date of Admission: 30/01/2019, Place of Admission of Execution: Office |  |  |  |
| | Jan 30 2019 3:12PM | 30/01/2019 | LTI | 30/01/2019 |
| Aikyatan Apartment, Basak Bagan, P.O:- Sodepur, P.S:- Khardaha, Panihati, District:-North 24-Parganas, West Bengal, India, PIN - 700110, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AFWPD3552P Status : Representative, Representative of : ESSAR DEVELOPERS (as Partner) | | | | |



Major Information of the Deed :- I-1524-00503/2019-30/01/2019

| Name | Photo | Finger Print | Signature |
|---|--|---|--|
| Mr Sudipta Sen Son of Mr Nidhu Sen Sen Date of Execution - 30/01/2019, , Admitted by: Self, Date of Admission: 30/01/2019, Place of Admission of Execution: Office |  <small>Jan 30 2019 2:13PM</small> |  <small>L1 30/01/2019</small> |  <small>30/01/2019</small> |
| 4no. Desh Bandhu Nagar, P.O:- Sodepur, P.S:- Khardaha, Panihati, District:-North 24-Parganas, West Bengal, India, PIN - 700110, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.: BWFPS5642L Status : Representative, Representative of : ESSAR DEVELOPERS (as Partner) | | | |

Identifier Details :

| Name & address | |
|--|--|
| Mr Avishek Podder Son of Mr Asudeb Podder Sriramnagar, P.O:- Natagarh, P.S:- Ghola, District:-North 24-Parganas, West Bengal, India, PIN - 700113, Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, , Identifier Of Mr Lovan Tikadar, Mr RAJA DUTTA, Mr Sudipta Sen |  <small>30/01/2019</small> |

| Transfer of property for L1 | | |
|-----------------------------|------------------|--------------------------------------|
| Sl.No | From | To. with area (Name-Area) |
| 1 | Mr Lovan Tikadar | ESSAR DEVELOPERS-7.21875 Dec |
| Transfer of property for S1 | | |
| Sl.No | From | To. with area (Name-Area) |
| 1 | Mr Lovan Tikadar | ESSAR DEVELOPERS-2007.00000000 Sq Ft |

Endorsement For Deed Number : I - 152400503 / 2019

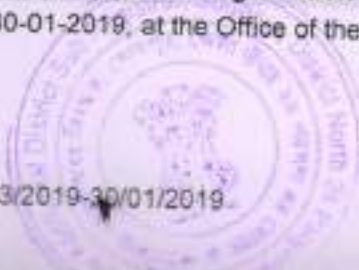
On 30-01-2019

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 : 46 (g) of Indian Stamp Act 1899.

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

Presented for registration at 13:59 hrs on 30-01-2019, at the Office of the A.D.S.R. SODEPUR by Mr Lovan Tikadar Executant.



Major Information of the Deed :- I-1524-00503/2019-30/01/2019

Certificate of Market Value(WB PUVI rules of 2001)

Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs 94,45,875/-

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

Execution is admitted on 30/01/2019 by Mr Lovan Tikadar, Son of Late Chittaranjan Tikadar, 2No. Deshbandhu Nagar, P.O: Sodepur, Thana: Khardaha, City/Town: PANIHATI, North 24-Parganas, WEST BENGAL, India, PIN - 700110, by caste Hindu, by Profession Service

Indetified by Mr Avishek Podder, , Son of Mr Asudeb Podder, Sriramnagar, P.O: Natagarh, Thana: Ghola, , North 24-Parganas, WEST BENGAL, India, PIN - 700113, by caste Hindu, by profession Service

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

Execution is admitted on 30-01-2019 by Mr RAJA DUTTA, Partner, ESSAR DEVELOPERS, 4 No. D.B. Nagar, R.N. Tagore Road, P.O- Sodepur, P.S:- Khardaha, Panihati, District-North 24-Parganas, West Bengal, India, PIN - 700110

Indetified by Mr Avishek Podder, , Son of Mr Asudeb Podder, Sriramnagar, P.O: Natagarh, Thana: Ghola, , North 24-Parganas, WEST BENGAL, India, PIN - 700113, by caste Hindu, by profession Service

Execution is admitted on 30-01-2019 by Mr Sudipta Sen, Partner, ESSAR DEVELOPERS, 4 No. D.B. Nagar, R.N. Tagore Road, P.O- Sodepur, P.S:- Khardaha, Panihati, District-North 24-Parganas, West Bengal, India, PIN - 700110

Indetified by Mr Avishek Podder, , Son of Mr Asudeb Podder, Sriramnagar, P.O: Natagarh, Thana: Ghola, , North 24-Parganas, WEST BENGAL, India, PIN - 700113, by caste Hindu, by profession Service


Payment of Fees

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

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 70/- and Stamp Duty paid by Stamp Rs 100/-
Description of Stamp

1. Stamp: Type: Impressed, Serial no 16544, Amount: Rs.100/-, Date of Purchase: 25/01/2019, Vendor name: R Sur



Indradip Ghosh
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. SODEPUR
North 24-Parganas, West Bengal



Certificate of Registration under section 60 and Rule 69.
Registered in Book - I
Volume number 1524-2019, Page from 25040 to 25070
being No 152400503 for the year 2019.



(Handwritten signature)

Digitally signed by INDRADIP GHOSH
Date: 2019.02.06 16:06:53 +05:30
Reason: Digital Signing of Deed.

(Indradip Ghosh) 06-02-2019 16:04:51
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. SODEPUR
West Bengal.



(This document is digitally signed.)