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पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

Z 115187

scrubbed out the specimen in addition  
to registration. the signature sheets and  
the endorsement sheets attached with  
the document are part of this document

District Sub-Registrar-in-  
Charge Registrar U/S 7(2) of  
Registration Act 1908  
Alipore, South 24 Parganas  
= 8 JAN 2018

DEVELOPMENT POWER OF ATTORNEY  
AGAINST THE REGISTERED DEVELOPMENT  
AGREEMENT DATED 22<sup>ND</sup> DECEMBER 2017  
REGISTERED VIDE BOOK NO. 1 BEING NO.  
6763 FOR THE YEAR 2017

TO ALL TO WHOM THESE PRESENTS SHALL COME, I (1) SHIV  
NIKETAN PRIVATE LIMITED, a Company incorporated under the  
Companies Act, 1956 having its registered office at Bakrahat Road, Thakurpukur,  
Post Office Rasapunja, Police Station Bishnupur, Kolkata-700104 having CIN

3-422165/10

8940

21/12/17

.....Date.....  
Sold to.....  
of.....  
Rupees.....

**ALOK SAFUI**  
Advocate, Alipore Police Court  
Kolkata - 27

*SD*  
Sauriran Das  
Stamp Vendor  
Alipore Police Court  
South 24 Pgs., Kol-27



*[Handwritten signature]*

**District Sub-Registrar-IV**  
Alipore, South 24-Pgs.

**22 DEC 2017**

*ALOK SAFUI*  
*AAV*  
*Alipore Police*  
*@ col. 27*

U70101WB1996PTC081121 AND PAN AAEC3891G, represented by its director **MR. LALIT KUMAR BHUTORIA** son of Prakash Bhutoria working for gain at Shiv Niketan Private Limited and having PAN: AAEC3891G, by faith – Hindu, by occupation – Business, residing at residing at 4, Pretoria Street, P.O. Middleton Row, P.S. Sheakpear Sarani, Kolkata-700071, hereinafter collectively referred to as “the **Principal**” (which expression unless excluded by or repugnant to the subject or context shall be deemed to mean and include their respective successors and successors-in-office/interest and/or assigns) **SEND GREETINGS:**

**I. DEFINITIONS:** Unless in this power there be something contrary or repugnant to the subject or context:-

- i. “**Subject Property**” shall mean the pieces or parcels of contiguous and adjacent lands in one combined parcel morefully and particularly described in the **SCHEDULE** hereunder written and include all constructions thereat and appurtenances thereof;
- ii. “**New Buildings**” shall mean the individual buildings to be constructed by the Developer at the Subject Property;
- iii. “**Developer**” shall mean **BHUTORIA CONSTRUCTION PRIVATE LIMITED**, a Company incorporated under the Companies Act, 1956 having its registered office at 23A, N.S. Road, 4<sup>th</sup> Floor, Room No. 18, Kolkata – 700 001, Post Office-General Post Office , Police Station – Hare Street, Kolkata- 7000001 having CIN U70101WB1996PTC081135 and PAN AABC3033G represented by its director Mr. Arun Bhutoria son of Lt.Sumer mull bhutoria working for gain at Bhutoria Construction Private Ltd. and having PAN AABC3033G and include its successors or successors-in-office and/or successors-in-interest and/or assigns.
- iv. “**Development Agreement**” shall mean the development agreement dated 22.12.2017 and registered with the District Sub-Registrar-IV at Alipore in Book I Volume No.1604-2017, Being No.06703 for the year 2017, and made between the Principal and the Developer and include any modifications and alterations thereof as may be made by the Principal and the Developer in writing.

- v. **"Building Complex"** shall mean the Subject Property with the New Building thereon with the Common Areas and Installations;
- vi. **"Developer's Allocation"** according to the context shall mean the share of the Developer in the Realizations and also the Extras and Deposits and also include all other properties and rights belonging to the Developer in terms of the Development Agreement.
- vii. **"Development Activities"** shall include, without limitation, the planning, sanctioning, erection, re-erection, demolition, addition or alteration whatsoever or howsoever of the New Buildings and any other structures at the Subject Property and all activities allied or ancillary thereto and also include any the doing, carrying out, erection or installation of Common Areas and Installations, landscaping, facilities etc.
- viii. **"Owner's Allocation"** according to the context shall mean the share of the Principal in the Realizations and also include all other properties and rights belonging to the Principal in terms of the Development Agreement.
- ix. **"Project"** shall mean the development and administration of the Building Complex by the Developer and Transfer of the same by the parties; all in terms of the Development Agreement.
- x. **"Transferees"** shall mean and include all persons to whom any Transferable Areas is transferred or agreed to be so done;
- xi. **"Marketing"** or **"Transfer"** (with their respective grammatical variations) shall include transfer by sale or lease and/or by any other means adopted in respect of the Transferable Areas or any part or share thereof;
- xii. **"Transferable Areas"** shall include Units (which may be flats, apartments, office spaces, shops, constructed/covered spaces or the like), covered parking spaces, open parking spaces, terraces, roofs, gardens, open spaces, club (if constructed) with or without any facilities and all other areas at the Building Complex capable of being transferred independently or by being added to the area of any Unit or making appurtenant to any Unit or otherwise and shall also include any area, right or privilege at the Building Complex capable of being commercially exploited or

transferred for consideration in any manner and shall also include the proportionate undivided share in land and/or common areas and installations;

- xiii. **"Realization"** shall mean the amounts received against Marketing or Transfer of the Transferable Areas excluding the marketing costs and advertisement costs as mentioned in the Development Agreement but shall not include any amounts received on account of Extras and Deposits;
- xiv. **"Building Plans"** shall mean the plan for construction of the New Buildings at the Subject Property as may be sanctioned by the Rashpunj Gram Panchayat and include all modifications and/or alterations that may be made thereto by the Developer;
- xv. Any other term or expression used herein, unless there be something contrary or repugnant to the subject or context, shall have the same meaning as assigned in the Development Agreement.

## II. RECITALS:

A. **WHEREAS** by the Development Agreement, the parties thereto have agreed, inter alia, that the Developer would be entitled to the exclusive right to develop the Subject Property and the Principal and the Developer agreed upon the terms and conditions in respect of the Transfer the Transferable Areas therein and other aspects of the Project as morefully contained therein.

B. **AND WHEREAS** in terms of the Development Agreement, the Principal executing this Power of Attorney in favour of the Developer namely BHUTORIA CONSTRUCTION PRIVATE LIMITED REPRESENTED BY ITS director Mr. Arrun bhutoria son of Lt. Sumer Mull Bhutoria working for gain at SHIV NIKETAN PRIVATE LIMITED, Post Office General Post Office Kolakata, Police Station Hare Street, Kolkata-700001 hereinafter referred to as "the Attorneys" (which expression unless excluded by or repugnant to the subject or context shall include any other person whom the Developer may authorize in addition to or as substitute of the above named Partners), jointly and/or severally to do all acts deeds and things as and for the purposes relating to the Subject Property and the Project and the related purposes hereinafter contained:

**III. NOW KNOW YE BY THESE PRESENTS,** I the Principal above named do hereby nominate constitute and appoint the said Attorney as the true and lawful attorneys for in the name and on behalf of the Principal to do execute exercise and perform all or any of the following acts deeds matters and things relating to the Subject Property and the Project and related purposes i.e., to say:-

1. To manage maintain protect and secure the Subject Property and do all acts deeds and things in connection therewith.
2. 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 from the Rashpunj Gram Panchayat, B.L. & L.R.O., the D.L. & L.R.O., Municipal authorities, Zilla Parishad, Planning Authority, Development Authority, Collector, District Magistrate (including ADM) and any other appropriate authorities as may be deemed fit and proper by the Attorneys or any of them.
3. To accept or object to the assessments of land revenue or municipal taxes or property taxes in respect of the Subject Property or any part or share thereof and to attend all hearings and have the same finalized.
4. To pay all rates, taxes, land revenue, electricity charges, utility charges, other charges expenses and other outgoings whatsoever payable in respect of the Subject Property or any part thereof or the existing buildings or structures thereon or New Buildings for the time being thereon or any part or parts thereof and receive refund of the excess amounts, if paid, from the concerned authorities and to grant receipts and discharges in respect thereof.
5. To deal with any person owning, occupying or having any right title or interest in the Subject Property or any other property adjacent to or near the Subject Property in respect of the development of the Subject Property in such manner and on such terms and conditions as the Attorneys or any of them may deem fit and proper.
6. To deal with fully and in all manner and to warn off and prohibit and if necessary proceed in due form of law against any trespassers and to take appropriate steps whether by action or distress or otherwise and to abate all nuisance and to enter

into all contracts and arrangements with them as the Attorneys may deem fit and proper.

7. To cause survey, soil test, excavation and other works at the Subject Property.
8. To prepare apply for and obtain sanction of new plans in respect of any New Building or Buildings or any other constructions at the Subject Property as part of the Project Site or otherwise..
9. To prepare, apply for, sign and submit plans, specifications, designs, maps and sketches for approval or sanctioning by the Rashpunj Gram Panchayat or any other concerned authorities having jurisdiction and to have the same sanctioned and if required, to have the same modified revised altered and/or renewed.
10. To pay fees and obtain sanction modification revision alteration and/or renewal and/or such other orders and permissions as be expedient therefor.
11. To sign and submit all declarations undertakings affidavits required by any authority for the purpose of sanction/ modification/alteration/renewal of the plans for any construction at the Subject Property.
12. To apply for and obtain temporary and/or permanent connections of all services, water, electricity, telephone, gas, power, drainage, sewerage, generators, transformers, lifts, septic tanks, security systems, dish antenna, towers, electronic or technical connections, mechanized parking, and/or other utilities inputs and facilities from the appropriate authorities and statutory bodies or private bodies or service providers and/or to make alterations therein and to close down and/or have disconnected the same.
13. To apply for and obtain any permission clearance and license to erect and run/operate and/or maintain lift, generator, mechanized parking and any other utility, input or facility in the Building Complex or any part thereof including those mentioned in the last mentioned clause hereinabove.
14. To repair, construct erect and raise boundary walls in and around the Subject Property or portions thereof and also any temporary sheds and spaces for storage of building materials and running of site office and to construct any other structure for the Project or any part thereof.

15. To carry out any Development Activity including construction, addition, alteration, demolition, reconstruction, erection, re-erection, demolition, addition or alteration and any other related activity at the Subject Property or any part thereof.
16. To apply for and obtain all permissions, approvals, licenses, registrations, clearances, no objection certificates, quotas, subsidies, incentives, exemptions, discounts, waivers, entitlements and allocations of cement, steel, bricks and other building materials, in respect of the Project and/or in respect of any input, utility or facility to be installed, run, made operative and managed thereat from all State or Central Government Authorities and statutory or other bodies and authorities concerned and any service providers.
17. To appoint, employ, engage or hire, contractors, sub-contractors, structural engineers, civil engineers, surveyors, overseers, experts, consultants, vastu consultants, chartered accountants, supervisors, security guards, personnel and/or such other persons or agents as may be required in respect of the Project or any aspect or part thereof including for survey and soil testing and also for preparation, modifications, alterations, sanctioning, extension, revalidation etc. of plans or approvals or clearances and also for any Development Activity and for other purposes hereinstated on such terms and conditions as the Attorneys or any of them may deem fit and proper and to cancel, alter or revoke the any such appointment or collaboration.
18. To appoint or collaborate with organizations and persons in connection with Facility Management, Common Area management and any other Assembly, Commercial or Mercantile uses on such terms and conditions as the Attorneys or any of them may deem fit and proper and to cancel, alter or revoke the any such appointment or collaboration.
19. To do all necessary acts deeds matters and things for complying with all laws rules regulations bye-laws ordinances etc., for the time being in force with regard to the Project.
20. To apply for and obtain Occupancy or Completion Certificate and other certificates as may be required from the concerned authorities.



21. To insure and keep insured the New Buildings and other Development Activities or any part thereof or any materials equipments or machineries against loss or damage by fire earthquake and/or other risks, if and as be deemed necessary and/or desirable by the Attorneys or any of them and to pay all premiums therefor.
22. To obtain loans and finance in respect of any aspect of the Project or any Development Activity from any Banks and/or the Financial Institutions by mortgaging and charging the Developer's Allocation in the New Buildings in accordance with the terms and conditions of the Development Agreement and without however creating any financial obligation upon the Principal.
23. To deal with banks and financiers and/or their officers and/or assigns in connection with the repayment of dues and to obtain any no objection certificates, consents, conditional consents, clearances, releases, redemptions from them.
24. To produce or give copies of any original title deed or document relating to the Subject Property.
25. To deal with, Transfer and/or part with possession of the Transferable Areas with proportionate share in land of whole or part of the Subject Property and other appurtenances.
26. To grant consent and No Objection Certificate and permit the Transferees of Units, Parking Spaces and other Transferable Areas to take loans or finances from any Banks or Financial Institutions.
27. To advertise and publicize the Building Complex or any part thereof in any media and to appoint marketing agents, brokers, sub-brokers, sole selling or other agents for sale or otherwise transfer of the same in terms of the Development Agreement.
28. To ask, demand, recover, realize and collect the Realizations and amounts or any parts thereof receivable in respect of any Transfer of the Transferable Areas in the manner and as per the terms and conditions of the Development Agreement and to deposit the same in the specified accounts as per the Development Agreement and to issue receipts to the Transferees accordingly which shall fully exonerate the person or persons paying the same. The Developer shall deposit the realization amount of Owner's allocation to the owner's Account.

29. To do the Marketing of the Transferable Areas in the Project with the proportionate share in land and other appurtenances thereof to such person or persons and at such consideration as the Attorneys or any of them may deem fit and proper and to receive the amounts receivable in respect thereof and issue receipts, acknowledgements and discharges therefor to fully exonerate the person or persons paying the same;
30. To negotiate, take bookings and applications of whatsoever nature in respect of Transfer of any Transferable Areas and if necessary to amend, modify, alter or cancel the same in terms of the Development Agreement.
31. To receive the amounts receivable in respect of any Transfer made in terms of the Development Agreement and issue receipts, acknowledgements and discharges therefor and to fully exonerate the person or persons paying the same.
32. To prepare sign execute and/or deliver all papers, documents, agreements, supplementary agreements, nominations, assignments, sale deeds, conveyances, leases, licenses, mortgages, charges, tenancies, declarations, forms, receipts and such other documents and writings in any manner as be required to be so done and as may be deemed fit and proper by the Attorneys or any of them in respect of the Transfer of Transferable Areas .
33. To enforce any covenant in any agreement, deed or any other contracts or documents of transfer executed by the Principal and the Developer and to exercise all rights and remedies available to the Principal and the Developer thereunder.
34. To terminate or cancel any contract, agreement, right of occupancy user enjoyment with any Transferee and exercise such rights as may be available in respect of such termination or cancellation.
35. To ask, demand, sue, recover, realize and collect Extras and Deposits (as defined and described in the Development Agreement) which are or may be due payable or recoverable from any Transferee or any person or persons or authority or authorities on any account whatsoever and to give effectual receipts and discharges for the same.

36. To have the Units Transferred to the Transferees to be separately assessed and mutated in the names of the respective Transferees in all public records and with all authorities and/or persons having jurisdiction and to deal with such authority and/or authorities in such manner as the Attorneys or any of them may deem fit and proper.
37. To deal with any claim of any third party in respect of the Subject Property and to oppose or settle the same.
38. To look after all or any of the acts relating to Common Purposes including the management, maintenance and administration of the Building Complex and to form any Association, Society, Syndicate, Company or other body for the Common Purposes.
39. To contest or challenge any proceeding relating to vesting or acquisition or requisition or relating to any encumbrance, obligation or liability on the Subject Property or any part thereof and to attend hearings and object or settle with them and to receive compensations and other moneys payable in respect of acquisition and/or requisition of the Subject Property or any part thereof and utilize the same in accordance with the terms and conditions of the Development Agreement.
40. To deal with the Government of West Bengal or any department or authority in connection with the compliance of any existing or new laws or provisions affecting the Project.
41. For all or any of the purposes hereinstated to appear and represent the Principal before the Rashpunj Gram Panchayat, Kolkata Improvement Trust, Kolkata Metropolitan Development Authority, B.L. & L.R.O., D.L. & L.R.O., Zilla Parishad, MED, Collector, District Magistrate, ADM, Municipality/Panchayet, Fire Brigade, Planning Authority, Development Authority, the Authorised Officer under the West Bengal (Regulation of Promotion of Construction and Transfer by Promoters) Act, 1993, the authorities under The West Bengal Apartment Ownership Act, Registrar of Co-operative any other Society, Registrar of Companies, the Competent Authority under the Urban Land (Ceiling & Regulation) Act, 1976, the authorities under the West Bengal Land Reforms Act, West Bengal Estate Acquisition Act, Town and Country (Planning &

Development) Act, Apartment Ownership Act, Societies Registration Act, Co-operative Societies Act, Companies Act, Development Authority, Pollution Control Authorities, Environment Authorities, Licensing Authorities, Police Authorities, Traffic Department, Directorate of Fire Services, Directorate of Lifts, Directorate of Electricity, Insurance Companies, Electricity, Water and other service provider organizations, Land Acquisition Collector and also all other authorities and Government Departments and/or its officers and also all other State Executives Judicial or Quasi Judicial, land and other authorities and all private bodies and service providers and all other persons and also all courts tribunals and appellate authorities and do all acts deeds and things as the Attorneys or any of them may deem fit and proper.

42. To appear and represent the Principal before any Notary Public, Registrar of Assurance, District Registrar, Sub-Registrar, Additional Registrar, Metropolitan Magistrate and/or other officer or officers or authority or authorities having jurisdiction and to present for registration before them and admit execution and to acknowledge and register and have registered and perfected and/or notarized and/or affirm or declare all documents instruments and writings executed by the Attorneys or any of them by virtue of the powers hereby conferred.
43. To commence prosecute enforce defend answer and oppose all actions suits writs appeals revisions, review, arbitration proceedings and other legal proceedings and demands civil criminal or revenue concerning and/or touching any of the matters herein stated and if thought 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 or Criminal or Revenue, Arbitration Tribunal, any other Tribunal, Collector, Judicial or Quasi Judicial authorities and forums, Statutory authorities, presiding officers, authorized officers etc. and to sign declare verify and/or affirm any plaint, written statement, petition, application, consent petition, affidavit, vakalatnama, warrant of attorney, memorandum of appeal or any other document or cause paper in any proceeding and to adduce oral and documentary evidences as the occasions shall require and/or as the Attorneys or any of them may think fit and proper.

44. To apply for, obtain, accept and receive any original or copies of clearances, certificates, permissions, no objections, licenses, notices summons and services of papers from any Court, Tribunal, postal authorities and/or other authorities and/or persons.
45. To receive refund of the excess amount of fee or other amounts, if any, paid for the purposes hereinstated and to give valid and effectual receipts in respect thereof.
46. To receive all letters parcels or other postal articles and documents in respect of the Subject Property and to grant proper and effectual receipts thereof.
47. For better and more effectually exercising the powers and authorities aforesaid to retain appoint and employ Advocates, Pleaders, Solicitors, Mukhtears and to revoke such appointments.

IV. **AND GENERALLY** to do all acts deeds and things for better exercise of the authorities herein contained relating to the Subject Property and the Project and related purposes which the Principal itself could have lawfully done under their own hands and seal, if personally present.

V. **AND** the Principal doth hereby ratify and confirm and agree to ratify and confirm all and whatever their said Attorney or Attorneys have done or shall lawfully do or cause to be done in or about the premises aforesaid.

VI. **AND** it is clarified that while exercising the powers and authorities hereby conferred on the said Attorneys, they or any of them shall not do any act deed or thing which would go against the provisions of the Development Agreement and by executing this Power of Attorney the obligations of the Principal or consequences for non compliance under the Development Agreement shall not be affected.

**THE SCHEDULE ABOVE REFERRED TO:**  
**(SUBJECT PROPERTY)**

**ALL THAT** pieces of parcels of contiguous and adjacent plots of land in a single compound containing an area of **151.90 Decimals** more or less comprised in L.R. Dag Nos.436, 438, 439 and 440 in Mouza-Nowabad, J. L. No. 19 under Police

Station Bishnupur in the jurisdiction of Rashpunja Gram Panchayat in the District of South 24 Parganas: out of the said project land 87.2 satak of remaining land to be retained by the owners.

<b>R.S. Dag and Khatian Number</b>	<b>L.R. Dag and Khatian Number</b>	<b>Area</b>
Dag No. 380 recorded in Khatian No. 92	Dag No. 436 recorded in Khatian Nos.247,123,605,648,298	12.20
Dag No. 382 recorded in Khatian No.	Dag No. 438 recorded in Khatian No. 20	13.30
Dag No. 383 recorded in Khatian No. 41	Dag No. 439 recorded in Khatian Nos. 683,413,630,697,75,563,143,345,661,119 and	77.90
Dag No. 384 recorded in Khatian No. 92	Dag No. 440 recorded in Khatian Nos. 558	48.50
	Total	151.90

and butted and bounded as follows:

- On the North : By 10 Mtr. Wide Road & R. S. Dag Nos.391 & 392  
 On the South : By R. S. Dag Nos. 21 of Kazirhat Mouza;  
 On the East : By R. S. Dag Nos. 385, 386 & 387 of Mouza-Nawbad;  
 On the West : By 10 Mtr. Wide Road & R. S. Dag Nos.380 & 382

**OR HOWSOEVER OTHERWISE** the same now are or is or heretofore were or was situated butted bounded called known numbered described or distinguished.

**IN WITNESS WHEREOF** the Principal hereto has hereunto set and subscribed their respective hands and seal on this 22<sup>ND</sup> day of December Two Thousand and Seventeen (2017)

**EXECUTED AND DELIVERED** by the **PRINCIPAL** above named at Kolkata in the presence of;

1. *Alon Saferi*

**SHIV NIKETAN (P) LTD.**

*[Signature]*

**Director**

**PRINCIPAL**

2. *Pratibha Datta*  
*udharpur*  
*Borupuri*  
*unit-144*

**Bhutoria Construction Pvt. Ltd.**

*[Signature]*  
**Director.**

**ATTORNEY**

Drafted by:-

*Alon Saferi*

Advocate, *F-46/99*  
Alipore Police Court,  
Kolkata - 700 027


Thumb 1st finger middle finger ring finger small finger

PHOTO	left hand					
	right hand					

Name .....

Signature .....

Thumb 1st finger middle finger ring finger small finger

	left hand					
	right hand					


Name Arjun Bhutani

Signature 

Thumb 1st finger middle finger ring finger small finger

	left hand					
	right hand					

Name Lalit Kumar Bhutani

Signature 





Government of West Bengal  
Directorate of Registration & Stamp Revenue

e-Assessment Slip

Query No / Year	1604-1000420145/2017	Office where deed will be registered
Query Date	22/12/2017 2:31:28 PM	D.S.R. - IV SOUTH 24-PARGANAS, District: South 24-Parganas
Applicant Name, Address & Other Details	ALOK SAFUI ALIPORE, Thana : Alipore, District : South 24-Parganas, WEST BENGAL, PIN - 700027, Mobile No. : 9830828274, Status : Advocate	
Transaction	Additional Transaction	
[0138] Sale, Development Power of Attorney after Registered Development Agreement		
Set Forth value	Market Value	
Rs. 4/-	Rs. 1,44,92,969/-	
Total Stamp Duty Payable(SD)	Total Registration Fee Payable	
Rs. 50/- (Article:48(g))	Rs. 39/- (Article:E, M(b), H)	
Mutation Fee Payable	Expected date of Presentation of Deed	Amount of Stamp Duty to be Paid by Non-Judicial Stamp
Rs. 532/-		Rs. 100/-
Remarks	Development Power of Attorney after Registered Development Agreement of [Deed No/Year]- 160406703/2017	

**Land Details :**

District: South 24-Parganas, P.S:- Bishnupur, Gram Panchayat: Rashpunja, Mouza: Noyabad

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-436	LR-92	Bastu	Shali	12.2 Dec	1/-	11,64,017/-	Property is on Road Adjacent to Metal Road,
L2	LR-438	LR-207	Bastu	Shali	13.3 Dec	1/-	12,68,970/-	Property is on Road Adjacent to Metal Road,
L3	LR-439	LR-683	Bastu	Shali	77.9 Dec	1/-	74,32,536/-	Property is on Road Adjacent to Metal Road,
L4	LR-440	LR-558	Bastu	Shali	48.5 Dec	1/-	46,27,446/-	Property is on Road Adjacent to Metal Road,
		<b>TOTAL :</b>			<b>151.9Dec</b>	<b>4 /-</b>	<b>144,92,969 /-</b>	
		<b>Grand Total :</b>			<b>151.9Dec</b>	<b>4 /-</b>	<b>144,92,969 /-</b>	

**Principal Details :**

S No	Name & address	Status	Execution Admission Details :
1	SHIV NIKETAN PVT LTD BAKHRAHAT RD THAKURPUKUR, P.O:- RASAPUNJA, P.S:- Bishnupur, District:-South 24-Parganas, West Bengal, India, PIN - 700104 PAN No.:: AAEC3891G, Status :Organization, Executed by: Representative	Organization	Executed by: Representative

**Attorney Details :**

Sl No	Name & address	Status	Execution Admission Details :
1	BHUTORIA CONSTRUCTION PVT LTD 23A N S RD, P.O:- G P O, P.S:- Hare Street, Kolkata, District:- Kolkata, West Bengal, India, PIN - 700001 PAN No.:: AABC3033G, Status :Organization, Executed by: Representative	Organization	Executed by: Representative

**Representative Details :**

Sl No	Name & Address	Representative of
1	Mr LALIT KUMAR BHUTORIA Son of Mr PRAKASH BHUTORIA4 PRETORIA ST, P.O:- MIDDLETON ROW, P.S:- Shakespeare Sarani, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700071 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AAEC3891G	SHIV NIKETAN PVT LTD (as DIRECTOR)
2	Mr ARUN BHUTORIA Son of Late SUMER MULL BHUTORIA4 PRETORIA ST, P.O:- ELGIN RD, P.S:- Shakespeare Sarani, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700071 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AABC3033G	BHUTORIA CONSTRUCTION PVT LTD (as DIRECTOR)

**Identifier Details :**

Name & address	
Mr ALOK SAFUI Son of Mr SANAT SAFUI ALIPORE POLICE COURT, P.O:- ALIPORE, P.S:- Alipore, Kolkata, District:-South 24-Parganas, West Bengal, India, PIN - 700027, Sex: Male, By Caste: Hindu, Occupation: Advocate, Citizen of: India, , Identifier Of Mr LALIT KUMAR BHUTORIA, Mr ARUN BHUTORIA	
	N

Transfer of property for L1		
Sl.No	From	To. with area (Name-Area)
1	SHIV NIKETAN PVT LTD	BHUTORIA CONSTRUCTION PVT LTD-12.2 Dec
Transfer of property for L2		
Sl.No	From	To. with area (Name-Area)
1	SHIV NIKETAN PVT LTD	BHUTORIA CONSTRUCTION PVT LTD-13.3 Dec
Transfer of property for L3		
Sl.No	From	To. with area (Name-Area)
1	SHIV NIKETAN PVT LTD	BHUTORIA CONSTRUCTION PVT LTD-77.9 Dec
Transfer of property for L4		
Sl.No	From	To. with area (Name-Area)
1	SHIV NIKETAN PVT LTD	BHUTORIA CONSTRUCTION PVT LTD-48.5 Dec

**Note:**

1. If the given information are found incorrect, then the assessment made stands invalid.
2. Query is valid for 30 days (i.e. upto 21/01/2018) for e-Payment. Assessed market value & Query is valid for 44 days (i.e. upto 04/02/2018) for registration.
3. Standard User charge of Rs. 240/- (Rupees Two hundred forty) only includes all taxes per document upto 17 (seventeen) pages and Rs 7/- (Rupees seven) only for each additional page will be applicable.
4. e-Payment of Stamp Duty and Registration Fees can be made if Stamp Duty or Registration Fees payable is more than Rs. 5000/-.
5. e-Payment is compulsory if Stamp Duty payable is more than Rs. 10,000/- or Registration Fees payable is more than 5,000/- or both w.e.f 2nd May 2017.
6. Web-based e-Assessment report is provisional one and subjected to final verification by the concerned Registering Officer.
7. Quoting of PAN of Seller and Buyer is a must when the market value of the property exceeds Rs. 10 lac (Income Tax Act, 1961). If the party concerned does not have a PAN, he/she has to submit a declaration in form no. 60 together with all particulars as required.
8. Rs 50/- (Rupees fifty) only will be charged from the Applicant for issuing of this e-Assessment Slip if the property under transaction situates in Municipality/Municipal Corporation/Notified Area.
9. Mutation fees are also collected if stamp duty and registration fees are paid electronically i.e. through GRIPS. If those are not paid through GRIPS then mutation fee are required to be paid at the concerned BLLRO office.



TRUE COPY



Attest by me

Biplab Sardar  
(Notary)  
Govt. of W. B.

21 DEC 2017

आयकर विभाग  
INCOME TAX DEPARTMENT

भारत सरकार  
GOVT OF INDIA

व्यक्ति संख्या प्रमाण पत्र  
Permanent Account Number Card

ADBPJB895J

व्यक्ति का नाम  
ARRUN BHUTORA

पिता का नाम / Father's Name  
SUNER MULL BHUTORA

जन्म तिथि / Date of Birth  
28/08/1991

हस्ताक्षर / Signature



TRUE COPY



*Biplob Sarma*  
Biplob Sarma  
(Notary)  
Govt. of W. B.

21 DEC 2017



Do your duty with care / अपने कर्तव्य को सही ढंग से निभाएं / रहने से।  
Following are PAN services for UTOR:  
Post No. 2, Sector 11, CMO Station,  
Patiala - 141 014.  
We will not be responsible for any  
losses or damages, including  
loss of or damage to data, which  
may occur due to use of the system.

TRUE COPY



*[Handwritten signature]*

Biplab Sardar  
(Newly)  
Govt. of W. B.

21 DEC 2017

Permanent Account Number  
AABCB3033G

Name  
BHUTORIA CONSTRUCTION PVT LTD

Date of Incorporation/Formation  
30-08-1998

*[Signature]*  
Commissioner of Income Tax, W.B. - 31

TRUE COPY



*[Signature]*  
Notary Public

P. K. Sarin  
(Notary)  
W.B.

41 DEC 2017

### Major Information of the Deed

Deed No :	I-1604-00110/2018	Date of Registration	08/01/2018
Query No / Year	1604-1000420145/2017	Office where deed is registered	
Query Date	22/12/2017 2:31:28 PM	D.S.R. - IV SOUTH 24-PARGANAS, District	South 24-Parganas
Applicant Name, Address & Other Details	ALOK SAFUI ALIPORE, Thana : Alipore, District : South 24-Parganas, WEST BENGAL, PIN - 700027, Mobile No. : 9830828274, Status : Advocate		
Transaction	Additional Transaction		
[0138] Sale, Development Power of Attorney after Registered Development Agreement			
Set Forth value	Market Value		
Rs. 4/-	Rs. 1,44,92,969/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 100/- (Article:48(g))	Rs. 39/- (Article:E, M(b), H)		
Remarks	Development Power of Attorney after Registered Development Agreement of [Deed No/Year]:- 160406703/2017		

#### Land Details :

District: South 24-Parganas, P.S:- Bishnupur, Gram Panchayat: Rashpunja, Mouza: Noyabad

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-436	LR-92	Bastu	Shali	12.2 Dec	1/-	11,64,017/-	Property is on Road Adjacent to Metal Road,
L2	LR-438	LR-207	Bastu	Shali	13.3 Dec	1/-	12,68,970/-	Property is on Road Adjacent to Metal Road,
L3	LR-439	LR-683	Bastu	Shali	77.9 Dec	1/-	74,32,536/-	Property is on Road Adjacent to Metal Road,
L4	LR-440	LR-558	Bastu	Shali	48.5 Dec	1/-	46,27,446/-	Property is on Road Adjacent to Metal Road,
		<b>TOTAL :</b>			<b>151.9Dec</b>	<b>4 /-</b>	<b>144,92,969 /-</b>	
		<b>Grand Total :</b>			<b>151.9Dec</b>	<b>4 /-</b>	<b>144,92,969 /-</b>	

#### Principal Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	<b>SHIV NIKETAN PVT LTD</b> BAKHRAHAT RD THAKURPUKUR, P.O:- RASAPUNJA, P.S:- Bishnupur, District:-South 24-Parganas, West Bengal, India, PIN - 700104 , PAN No.:: AAEC3891G, Status :Organization, Executed by: Representative, Executed by: Representative







#### Attorney Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	<b>BHUTORIA CONSTRUCTION PVT LTD</b> 23A N S RD, P.O:- G P O, P.S:- Hare Street, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700001 , PAN No.:: AABC3033G, Status :Organization, Executed by: Representative






**Representative Details :**

Sl No	Name,Address,Photo,Finger print and Signature			
1	<b>Name</b> <b>Mr LALIT KUMAR BHUTORIA</b> Son of Mr PRAKASH BHUTORIA Date of Execution - 22/12/2017, , Admitted by: Self, Date of Admission: 22/12/2017, Place of Admission of Execution: Office			
		Dec 22 2017 3:39PM	LTI 22/12/2017	22/12/2017
4 PRETORIA ST, P.O:- MIDDLETON ROW, P.S:- Shakespeare Sarani, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700071, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AAEC3891G Status : Representative, Representative of : SHIV NIKETAN PVT LTD (as DIRECTOR)				
2	<b>Name</b> <b>Mr ARUN BHUTORIA (Presentant)</b> Son of Late SUMER MULL BHUTORIA Date of Execution - 22/12/2017, , Admitted by: Self, Date of Admission: 22/12/2017, Place of Admission of Execution: Office			
		Dec 22 2017 3:40PM	LTI 22/12/2017	22/12/2017
4 PRETORIA ST, P.O:- ELGIN RD, P.S:- Shakespeare Sarani, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700071, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AABCB3033G Status : Representative, Representative of : BHUTORIA CONSTRUCTION PVT LTD (as DIRECTOR)				

**Identifier Details :**

Name & address	
Mr ALOK SAFUI Son of Mr SANAT SAFUI ALIPORE POLICE COURT, P.O:- ALIPORE, P.S:- Alipore, Kolkata, District:-South 24-Parganas, West Bengal, India, PIN - 700027, Sex: Male, By Caste: Hindu, Occupation: Advocate, Citizen of: India, , Identifier Of Mr LALIT KUMAR BHUTORIA, Mr ARUN BHUTORIA	22/12/2017
	



Transfer of property for L1		
Sl.No	From	To. with area (Name-Area)
1	SHIV NIKETAN PVT LTD	BHUTORIA CONSTRUCTION PVT LTD-12.2 Dec
Transfer of property for L2		
Sl.No	From	To. with area (Name-Area)
1	SHIV NIKETAN PVT LTD	BHUTORIA CONSTRUCTION PVT LTD-13.3 Dec
Transfer of property for L3		
Sl.No	From	To. with area (Name-Area)
1	SHIV NIKETAN PVT LTD	BHUTORIA CONSTRUCTION PVT LTD-77.9 Dec
Transfer of property for L4		
Sl.No	From	To. with area (Name-Area)
1	SHIV NIKETAN PVT LTD	BHUTORIA CONSTRUCTION PVT LTD-48.5 Dec

**Endorsement For Deed Number : I - 160400110 / 2018**

**On 22-12-2017**

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

Presented for registration at 13:52 hrs on 22-12-2017, at the Office of the D.S.R. - IV SOUTH 24-PARGANAS by Mr ARUN BHUTORIA .

**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 1,44,92,969/-

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

Execution is admitted on 22-12-2017 by Mr LALIT KUMAR BHUTORIA, DIRECTOR, SHIV NIKETAN PVT LTD, BAKHRAHAT RD THAKURPUKUR, P.O:- RASAPUNJA, P.S:- Bishnupur, District:-South 24-Parganas, West Bengal, India, PIN - 700104

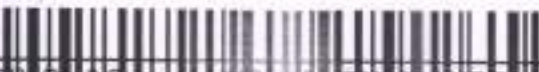
Identified by Mr ALOK SAFUI, , Son of Mr SANAT SAFUI, ALIPORE POLICE COURT, P.O: ALIPORE, Thana: Alipore, , City/Town: KOLKATA, South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Hindu, by profession Advocate

Execution is admitted on 22-12-2017 by Mr ARUN BHUTORIA, DIRECTOR, BHUTORIA CONSTRUCTION PVT LTD, 23A N S RD, P.O:- G P O, P.S:- Hare Street, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700001

Identified by Mr ALOK SAFUI, , Son of Mr SANAT SAFUI, ALIPORE POLICE COURT, P.O: ALIPORE, Thana: Alipore, , City/Town: KOLKATA, South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Hindu, by profession Advocate

**Payment of Fees**

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



**Payment of Stamp Duty**

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

1. Stamp: Type: Impressed, Serial no 8940, Amount: Rs.100/-, Date of Purchase: 21/12/2017, Vendor name: Samiran Das

*Pradipta*

**Pradipta Kishore Guha  
DISTRICT SUB-REGISTRAR  
OFFICE OF THE D.S.R. - IV SOUTH 24-  
PARGANAS  
South 24-Parganas, West Bengal**

**On 08-01-2018**

**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.

*Pradipta*

**Pradipta Kishore Guha  
DISTRICT SUB-REGISTRAR  
OFFICE OF THE D.S.R. - IV SOUTH 24-  
PARGANAS  
South 24-Parganas, West Bengal**



Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1604-2018, Page from 2969 to 2994

being No 160400110 for the year 2018.



*Pradipta*

Digitally signed by PRADIPTA KISHORE  
GUHA

Date: 2018.01.08 17:20:36 +05:30

Reason: Digital Signing of Deed.

(Pradipta Kishore Guha) 08/01/2018 17:20:32

DISTRICT SUB-REGISTRAR

OFFICE OF THE D.S.R. - IV SOUTH 24-PARGANAS

West Bengal.



(This document is digitally signed.)