

04/80

I - 5376/18



9-178058/18

पश्चिमबङ्ग पश्चिम बङ्गाल WEST BENGAL
 I certify that the instrument is properly registered. The Registrar's sheets and endorsement sheets attached with the instrument are part of this document.

AA 350212

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

29 AUG 2018

DEVELOPMENT POWER OF ATTORNEY

THIS DEVELOPMENT POWER OF ATTORNEY is made on this the 28th day of June, 2018 A.D.

BY Us viz.

"PLEASANT HOMES" (PAN: AAMFF1489Q), a partnership Firm, registered under the provisions of Indian partnership Act, 1932, having its registered office at 35, Armenian Street, P.S. Barra Bazar, P.O. Barra Bazar, Kolkata - 700 001, represented by its partners: -

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04480

I - 5376/18



9-178058/18

पश्चिमबङ्ग पश्चिम बङ्गाल WEST BENGAL
 Notarized that the document is a copy
 of registration. The Registrar's seals and
 all endorsement sheets attached with
 the document are part of this document.

AA 350212

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

29 AUG 2018

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 Armenian Street, P.S. Barra Bazar, P.O. Barra Bazar, Kolkata - 700 001, represented
 by its partners: -

Cont.....P/g=2

009736

26 JUN 2018

Date
Sold to: Vijaya Laxmi Associate
1907 Mukundapur KOI-70075
Rupees: 100/-

[Signature]
Samiran Das
Stamp Vendor
Alipore Police Court
South 24 Pgs., Krl.?



[Signature]
District Sub-Registrar-IV
Alipore, South 24-Pgs.

Doy Chakraborty
S/o Late Sisir Chakraborty
Lakshmi Panchayan
KOL-153 PS-Sompur
(Business)

28-AUG 2018

(1) **SRI RAKESH KUMAR CHAMRIA** (PAN : ABYPC1408K) son of Late Ram Niwas Chamria, by faith – Hindu, by Nationality – Indian, by occupation – Business of 35 Armenian Street, P.S. Barra Bazar, P.O. Barra Bazar, Kolkata – 700 001,

(2) **SHIYAJI SILK MILLS PVT. LTD.** (PAN : AAEC4748Q), a company registered under the companies Act, 1956 being its registration no. CIN-U17299WB1991PTC050791, of 1991 and having its registered office at 35, Armenian Street, Kolkata-700001 represented by its one director, **SRI RAKESH KUMAR CHAMRIA** S/o Late Ram Niwas Chamria,

(3) **SRI VANSH CHAMRIA** (PAN : BIRPC7621M) son of Sri Rakesh Kumar Chamria, by faith – Hindu, by Nationality – Indian, by occupation – Business of 35 Armenian Street, P.S. Barra Bazar, P.O. Barra Bazar, Kolkata – 700 001, hereinafter referred to as the **“OWNERS” / ONE PART / PRINCIPAL HEREBY SEND GREETINGS** in favour of **“VIJAYLAKSHMI ASSOCIATE”**, a partnership firm having its office at 1901, Mukundapur , E-20, Sammilani Park, P.O. Santoshpur, P.S.- Survey Park, Kolkata-700075 , represented by its partners (1) **SRI NARAYAN CHANDRA GHOSH** son of Late Haran Chandra Ghosh , by Nationality – Indian, by faith - Hindu, by occupation - Business, residing at 1901, Mukundapur , E-20, Sammilani Park, P.O. Santoshpur, P.S.- Survey Park, Kolkata-700075 and (2) **SRI ANIL CHANDRA GHOSH** (PAN : AGKPG0595N) son of Late Surendra Chandra Ghosh, by Nationality – Indian, by faith - Hindu, by occupation – Business, residing at 2081, Chak Garia ,E-14, Sammilani Park, P.O. Santoshpur, P.S. Survey Park , Kolkata – 700 075 , hereinafter called the **ATTORNEY HOLDERS** ✓

In this Power of Attorney the following additional expressions shall unless repugnant to the context shall have the meaning assigned thereto:

I. **“The Attorney”** means **“VIJAYLAKSHMI ASSOCIATE”**, a partnership firm having its office at 1901, Mukundapur , E-20, Sammilani Park, P.O. Santoshpur, P.S.- Survey Park, Kolkata-700075, represented by its partners (1) **SRI NARAYAN CHANDRA GHOSH** son of Late Haran Chandra Ghosh , by Nationality – Indian, by

Cont.....P/g=3




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28 AUG 2018

faith - Hindu, by occupation - Business, residing at 1901, Mukundapur , E-20, Sammilani Park, P.O. Santoshpur, P.S.:- Survey Park, Kolkata-700075 and (2) **SRI ANIL CHANDRA GHOSH** (PAN : AGKPG0595N) son of Late Surendra Chandra Ghosh, by Nationality – Indian, by faith - Hindu, by occupation – Business, residing at 2081, Chak Garia .E-14, Sammilani Park, P.O. Santoshpur, P.S. Survey Park , Kolkata – 700 075.

II. **“Building Plan”** means the plan for construction of the buildings and other structures on the said Land sanctioned by the Rajpur Sonarpur Municipality.

III. **“Customers” or “Purchasers”** means the persons who shall book and / or enter into agreements for purchasing and acquiring the Units, Shop and / or Parkings in the Project Complex.

IV. **“Development Agreement”** means the deed of development agreement dated 08.03.2016 and **Supplementary Deed of Development Agreement** dated 28th June 2018 entered into by and between the Owners of the one part and the Developer of the other part and registered in the office of the DSR-IV, Alipore, 24 Parganas (South) in Book No - I Volume No.1604-2016, Pages from 39038 to 39087 Being 160401440 for the year 2016 and DSR-IV, Alipore, 24 Parganas (South) in Book No - ... Volume No....., Pages from to Being 4140 for the year 2018 respectively whereby and whereunder the Owners granted exclusive right of development of the said Land to the Developer for constructing the Project Complex on the said Land at its own costs and expenses in consideration of the Developer's Allocation and on the terms and conditions stated therein.

V. **“Developer's Allocation”** means proportionate Gross Revenue Receipts of the Developer which shall be 57%.

VI. **“GRR” or “Gross Revenue Receipts”** means the amounts that shall be received and / or generated upon booking or sale or transfer or marketing of the Units, Shop and Parkings comprised in the Project Complex and interest on delayed payment thereof by the customers but does not include the maintenance deposit or maintenance charges, GST, Project Taxes, stamp duty, registration charges etc. which may be received or receivable by the Developer from the Customers.

VII. **“Marketing”** means marketing of the Project Complex.

Narayan Chandra Ghosh



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VIII. "Owners' Allocation" means proportionate Gross Revenue Receipts of the Owner which shall be 43% .

IX. "Project" means a housing project with commercial spaces if any, to be constructed and developed on the said land by the Developer in terms of the Agreement.

X. "Project Complex" means the said Land together with the buildings and other structures as shall be constructed or developed thereon by the Developer in pursuance of the Development Agreement.

XI. "The said Land" means ALL THAT piece and parcel of revenue paying plot of Bastu land ad-measuring total area 18K-05Ch-00Sft more or less together with 500 Sft more or less brick built tiles shed building standing thereon at Rajpur Sonarpur Municipality Holding No. 62, Netaji Subhas Road, Ward No. 26, Mouza: Rajpur, J.L.No. 55, R.S. Khatian No. 554, R.S. Dag No. 625, Pargana: Madenmollah, Touzi No. 251, Re. Su. No. 109, P.O. Rajpur, P.S. Sonarpur, Dist. 24-Parganas(S), Kolkata 700149 and more fully described in the Schedule-A hereunder.

XII. "Units" means the residential flats or commercial spaces comprised in the Project Complex and intended to be sold to the Customers.

All other expressions used herein and defined in the Deed of Development Agreement and the Supplementary Deed of Development Agreement shall have the same meaning as ascribed thereto in the Deed of Development Agreement and the Supplementary Deed of Development Agreement.

WHEREAS :-

- A. The Owners are the lawful owners and / or raiyats of the said land.
- B. By the Development Agreement and the Supplementary Deed of Development Agreement the Owners granted exclusive right of development of the said Land to the Developer for construction of the Project Complex on the said Land at its own costs and expenses and in consideration of the Developer's Allocation and on the terms and conditions stated therein.
- C. Under the Deed of Development Agreement and the Supplementary Deed of




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Development Agreement the Owners are obliged to execute a power of attorney in favour of the Developer for execution and construction of the Project Complex and for marketing the same in the name and on behalf of the Owners with a stipulation that the Developer shall be at liberty to perform all such acts and deeds through its such partner as the partnership firm of the Developer may from time to time appoint in this regard.

NOW THIS POWER OF ATTORNEY WITNESSETH that the Owners do and each of them doth hereby nominate, constitute and appoint the Developer being "VIJAYLAKSHMI ASSOCIATE", a partnership firm having its office at 1901, Mukundapur, E-20, Sammilani Park, P.O. Santoshpur, P.S.- Survey Park, Kolkata-700075, represented by its partners (1) **SRI NARAYAN CHANDRA GHOSH** son of Late Haran Chandra Ghosh, by Nationality - Indian, by faith - Hindu, by occupation - Business, residing at 1901, Mukundapur, E-20, Sammilani Park, P.O. Santoshpur, P.S.- Survey Park, Kolkata-700075 and (2) **SRI ANIL CHANDRA GHOSH** (PAN : AGKPG0595N) son of Late Surendra Chandra Ghosh, by Nationality - Indian, by faith - Hindu, by occupation - Business, residing at 2081, Chak Garia, E-14, Sammilani Park, P.O. Santoshpur, P.S. Survey Park, Kolkata - 700 075, as its true and lawful attorney to do all acts, deeds and things in the name and on behalf of the Owners for development of the said Land by constructing the Project Complex and also to market the Project the same and for this purpose to do all acts, deeds and things in their names and on their behalf in consonance with the Deed of Development Agreement and the Supplementary Deed of Development Agreement including the followings acts, deeds and things, that is to say-

1. To take all steps as may be required or necessary for getting the land use of the said Land converted (if required) in appropriate Government records and for that purpose to make, sign, file all applications, affidavits on behalf of the Owners, to appear and represent the Owners before all Government officers and authorities and to do all acts, deeds and things in connection therewith.
2. To appoint an architect for surveying the said Land and for preparing draft Building Plan.



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3. To sign the Building Plan in the name and on behalf of the Owners and submit the same before the Rajpur Sonarpur Municipality or any other authority and do all acts, deeds and things as may be required or necessary for obtaining sanction of the Building Plan.
4. To Pay application fees and all other fees and expenses for obtaining sanction of the Building Plan.
5. To receive all payments and refunds in connection with the Building Plan and to issue valid and effectual receipts for the same.
6. To appear and represent the Owners before any authority for obtaining sanction of the Building Plan.
7. To file and sign all applications, petitions and to enter into all correspondence in the name and on behalf of the Owners for obtaining sanction of the Building Plan.
8. To produce and submit all original documents of title relating to the said Land before the appropriate authority and also to receive back the same from such authorities.
9. To receive sanctioned Building Plan, all permissions, sanctions, approvals from the Rajpur Sonarpur Municipality or any other appropriate authority on behalf of the Owners.
10. To make changes in the draft Building Plan or in the sanctioned Building Plan and to apply for additions, alterations, variations or amendments of the sanctioned Building Plan and to take all steps for obtaining approval of such addition, alterations, variations, amendments of the sanctioned Building Plan from Rajpur Sonarpur Municipality.
11. To appear and represent the Owners before the Rajpur Sonarpur Municipality, Land Reforms authorities including BL & LRO, DL & LRO, competent authorities under the Fire Brigade, Local Police, the competent authority under the Urban Land (Ceiling and Regulation) Act, 1976 or any other authority, in connection with the sanction, modification and / or alteration of the sanctioned plans or for obtaining no objection certificate or any approval or permission.




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12. To pay fees, obtain sanction and such other orders and permissions from the necessary authorities as may be expedient for sanction of the plans and / of modification and / or alteration of the sanctioned plans and also to submit and take delivery of title deeds concerning the said Land and other papers and documents as may be required by the requisite authorities.
13. To pay land revenue, rates and taxes and house tax and / or other levies and charges to the competent authority and to make / raise objections against enhancement of taxes in respect of the said land and / or the Project Complex.
14. To supervise, manage, control and look after the Project Complex and take all steps for protection and preservation of the said land and / or Project Complex.
15. To take all steps for construction of the Project Complex on the said Land.
16. To apply for water, sewerage, electricity, telephone, multimedia, cable internet, telex and gas connections and other necessary connections and to do all other acts and deeds which are required for making the Project Complex habitable.
17. To obtain necessary completion or occupancy certificates whether partial or complete of the Project Complex from the Rajpur Sonarpur Municipality and to make the Project Complex habitable.
18. To take all steps for marketing of the Project Complex and for that purpose to engage and appoint brokers, marketing agents, advertising agents, sales representatives, or any other agent or personnel.
19. To negotiate, make bookings and enter into all agreements for sale, in respect of the saleable areas in the Project Complex and to sell and transfer the same but the signature of land owner in the deed of conveyance is mandatory.
20. To make, sign, execute all agreements for sale, sale deeds, or transfer documents in respect of the saleable areas comprised in the Project Complex in favour of the customers or purchasers or their transferees or assigns as the case may be, but the signature of land owner in the deed of conveyance is mandatory.
21. To receive and collect the Gross Revenue Receipts from the customers and / or purchasers of the Units, Shops and Parkings in the Project Complex and to issue valid and proper receipts for the same.




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22. To deposit the Gross Revenue Receipts in the Sale Consideration Account and / or Escrow Account and to give appropriate instructions to the bankers for crediting the same to the bank accounts of the owners and the developer in their respective allocations. *as mentioned in the supplementary Development Agreement 4/40*

23. To lay down or frame rules and regulations for enjoyment of the Units in the Building Complex by the customers and / or purchasers thereof.

24. To appear and represent the Owners before the Stamp Authorities, registration authorities or any other authorities for all or any of the aforesaid purposes, but the signature of land owner in the deed of conveyance is mandatory.

~~25.~~

26. To initiate, conduct and defend all legal proceedings relating to the said Land or the Project Complex.

27. To engage, retain and appoint advocates, lawyers or any other professional agent and to revoke and / or cancel such appointment from time to time as the said Attorney shall think proper.

28. To make sign, execute, affirm and verify plaints, written statement, memo of appeals, revisions, application, petitions, affidavits, declarations, vakalatnama, and other papers and documents as may from time to time be required.

29. To withdraw money deposited in any Court, Land Acquisition office, rent Controller and / or from any other authority.

AND GENERALLY to do, execute and perform all or any other act, deed, matters or things whatsoever which ought to be done, executed or performed for all or any of the aforesaid purposes as the said Attorney shall deem fit and proper.

AND the Owners do and each of them hereby ratify and confirm and agree to ratify and confirm all and whatever the said Attorney shall do or cause to be done lawfully by virtue of this Power of Attorney to the end and intent the owners themselves could do if personally present.

AND the Owners hereby direct that if the Developer sells the Owners' Allocation (43%) then the sale proceeds thereof shall be deposited in the Bank Account of the Owners. ✓

Development Agreement 4/40

New Court Case



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28 AUG 2018

AND the Owners hereby direct that the Attorney shall be at liberty to exercise all powers under this **POWER OF ATTORNEY** (~~through its such Partner as the Partnership Firm of the attorney may from time to time appoint in this regard.~~)

THE SCHEDULE-A HEREINABOVE REFERRED TO
(Description of the said Land)

The said Premises shall mean all that piece and parcel of revenue paying plot of bastu land ad-measuring total area 18K-05Ch-00Sft more or less together with 500 Sft more or less brick built tiles shed building standing thereon at Rajpur Sonarpur Municipality Holding No. 62, Netaji Subhās Road, Ward No. 26, Mouza: Rajpur, J.L.No. 55, R.S. Khatian No. 554, R.S. Dag No. 625, Pargana: Madenmollah, Touzi No. 251, Re. Su. No. 109, P.O. Rajpur, P.S. Sonarpur, Dist. 24-Parganas(S), Kolkata 700149 together with all fittings, fixtures and unfettered right to use and for enjoyment of the land together with usual all easement rights, liberties of unobstructed user of road/passage connecting passage for egress and ingress to and from the main Road. This land is butted and bounded by :-

On the North: By R.S. Dag no. 625(P)

On the South: By Common Passage

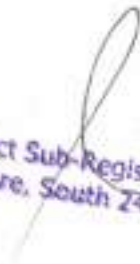
On the East: By Netaji Subhas Road

On the West: By Vacant Land

Cont.....P/g=10

Ain Ahmed Khan




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

28 AUG 2018

:10:

IN WITNESS WHEREOF the Owners have executed this POWER OF ATTORNEY on the day month and year first above written.

SIGNED, SEALED AND DELIVERED by the

At Kolkata in the presence of :

WITNESSES:-

For PLEASANT HOMES

P. U...
Partner

1. Joy Chakraborty
harkapur perchedagan
No: 153 ps-Sompr.

For PLEASANT HOMES

1. *P. U...*
Partner

2.

For PLEASANT HOMES

3. *Dhamria*
Partner

SIGNATURE OF THE PRINCIPALS

Accepted the power and undertake to act accordingly

2. *Alex Kumar Datta*
C/125, Sonalipara
Bansdroni
Kolkata - 70.

M/S. VIJAYLAKSHMI ASSOCIATE

Manoj Chandra Ghosh
Partner

M/S. VIJAYLAKSHMI ASSOCIATE

Anil Chandra Ghosh
Partner

SIGNATURE OF THE ATTORNEYS

Drafted by:

Jagan Chakraborty
Regd no 008/2691/99.
Advocate :

Typed by me :



[Handwritten Signature]
District Sub-Registrar-IV
Alipore, South 24-Pgs.

28 AUG 2018

	Thumb	1 st finger	Middle finger	Ring finger	Small finger
Left Hand					
Right Hand					

Name :

Signature.....



R. Chamria

	Thumb	1 st finger	Middle finger	Ring finger	Small finger
Left Hand					
Right Hand					

Name : RAKESH KUMAR CHAMRIA

Signature..... R. Chamria




Chamria

	Thumb	1 st finger	Middle finger	Ring finger	Small finger
Left Hand					
Right Hand					

Name : VANSH CHAMRIA

Signature..... Chamria




District Sub-Registrar-IV
Allpore, South 24-Pgs.

28 AUG 2018

	Thumb	1 st finger	Middle finger	Ring finger	Small finger
Left Hand					
Right Hand					

Name:

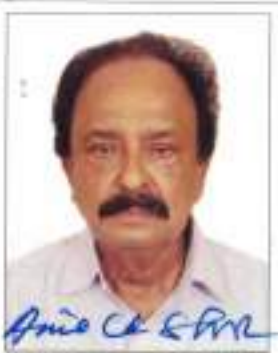
Signature:



	Thumb	1 st finger	Middle finger	Ring finger	Small finger
Left Hand					
Right Hand					

Name: **NARAYAN CHANDRA GHOSH**

Signature: *Narayan Chandra Ghosh*



	Thumb	1 st finger	Middle finger	Ring finger	Small finger
Left Hand					
Right Hand					

Name: **ANIL CHANDRA GHOSH**

Signature: *Anil Chandra Ghosh*



[Handwritten Signature]
District Sub-Registrar-IV
Alipore, South 24-Pgs.

128 AUG 2013



Government of West Bengal
Directorate of Registration & Stamp Revenue

e-Assessment Slip

Query No / Year	1604-1000178058/2018	Office where deed will be registered
Query Date	28/06/2018 2:19:03 PM	D.S.R. - IV SOUTH 24-PARGANAS, District: South 24-Parganas
Applicant Name, Address & Other Details	Subhash Dutta Laskarpur Narkel Bagan, Thana : Sonarpur, District : South 24-Parganas, WEST BENGAL, PIN - 700153, Mobile No. : 9836307797, Status : Others	
Transaction	Additional Transaction	
[0138] Sale, Development Power of Attorney after Registered Development Agreement		
Set Forth value	Market Value	
Rs. 2/-	Rs. 2,21,25,008/-	
Total Stamp Duty Payable(SD)	Total Registration Fee Payable	
Rs. 50/- (Article:48(g))	Rs. 39/- (Article:E, M(b), H)	
Mutation Fee Payable	Expected date of Presentation of Deed	Amount of Stamp Duty to be Paid by Non Judicial Stamp
Remarks	Development Power of Attorney after Registered Development Agreement of [Deed No/Year]:- 160404140/2018 Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)	

Land Details :

District: South 24-Parganas, P.S:- Sonarpur, Municipality: RAJPUR-SONARPUR, Road: N. S. C. Bose Road, Mouza: Rajpur, Ward No: 26, Holding No:62

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-625	RS-554	Bastu	Shali	18 Katha 5 Chatak	1/-	2,19,75,008/-	Property is on Road
Grand Total :					30.2156Dec	1 /-	219,75,008 /-	

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	500 Sq Ft.	1/-	1,50,000/-	Structure Type: Structure
Gr. Floor, Area of floor : 500 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Tiles Shed, Extent of Completion: Complete					
Total :		500 sq ft	1 /-	1,50,000 /-	



Principal Details :

Sl No	Name & address	Status	Execution Admission Details :
1	PLEASANT HOMES 35 ARMENIAN ST, P.O:- BARRA BAZAR, P.S:- Burrobazar, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700001 , PAN No.:: AAMFP1489Q, Status :Organization, Executed by: Representative	Organization	Executed by: Representative
2	SHIYAJI SILK MILLS PVT LTD 35 ARMENIAN ST, P.O:- BARRA BAZAR, P.S:- Burrobazar, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700001 , PAN No.:: AAEC54748Q, Status :Organization, Executed by: Representative	Organization	Executed by: Representative

Attorney Details :

Sl No	Name & address	Status	Execution Admission Details :
1	M/S VIJAYLAKSHMI ASSOCIATE 1901 MUKUNDAPUR E 20 SAMMILANI PARK, P.O:- SANTOSH PUR, P.S:- Purba Jadabpur, Kolkata, District:-South 24-Parganas, West Bengal, India, PIN - 700075 , PAN No.:: AANFV7148M, Status :Organization, Executed by: Representative	Organization	Executed by: Representative

Representative Details :

Sl No	Name & Address	Representative of
1	Mr RAKESH KUMAR CHAMRIA Son of Late RAM NIWAS CHAMRIA35 ARMENIAN ST, P.O:- BARRA BAZAR, P.S:- Burrobazar, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700001 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: ABYPC1408K	PLEASANT HOMES (as PARTNER), SHIYAJI SILK MILLS PVT LTD (as DIRECTOR)
2	Mr VANSH CHAMRIA Son of Mr RAKESH KR CHAMRIA35 ARMENIAN ST, P.O:- BARRABAZAR, P.S:- Burrobazar, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700001 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: BIRPC7821M	PLEASANT HOMES (as PARTNER)
3	Mr NARAYAN CH GHOSH Son of Late HARAN CH GHOSH1901 MUKUNDAPUR E 20 SAMMILANI PARK, P.O:- SANTOSH PUR, P.S:- Purba Jadabpur, Kolkata, District:-South 24- Parganas, West Bengal, India, PIN - 700075 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AGXPG8064F	M/S VIJAYLAKSHMI ASSOCIATE (as DEVELOPER/PARTNER)
4	Mr ANIL CH GHOSH Son of Late SURENDRA CH GHOSH2081 CHAK GARIA E 14 SAMMILANI PARK, P.O:- SANTOSH PUR, P.S:- Purba Jadabpur, Kolkata, District:-South 24- Parganas, West Bengal, India, PIN - 700075 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AGKPG0595N	M/S VIJAYLAKSHMI ASSOCIATE (as DEVELOPER/PARTNER)



Identifier Details :

Name & address	
Joy Chakraborty Son of Late Sisir Chakraborty Laskarpur Payara Bagan, P.O:- Laskarpur, P.S:- Sonarpur, Kolkata, District:-South 24-Parganas, West Bengal, India, PIN - 700153, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , Identifier Of Mr RAKESH KUMAR CHAMRIA, Mr VANSH CHAMRIA, Mr NARAYAN CH GHOSH, Mr ANIL CH GHOSH	
	N

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	PLEASANT HOMES	M/S VIJAYLAKSHMI ASSOCIATE-15.1078 Dec
2	SHIYAJI SILK MILLS PVT LTD	M/S VIJAYLAKSHMI ASSOCIATE-15.1078 Dec

Transfer of property for S1

Sl.No	From	To. with area (Name-Area)
1	PLEASANT HOMES	M/S VIJAYLAKSHMI ASSOCIATE-250.00000000 Sq Ft
2	SHIYAJI SILK MILLS PVT LTD	M/S VIJAYLAKSHMI ASSOCIATE-250.00000000 Sq Ft

Note:

1. If the given information are found incorrect, then the assessment made stands invalid.
2. Query is valid for 30 days (i.e. upto 28/07/2018) for e-Payment. Assessed market value & Query is valid for 44 days (i.e. upto 11/08/2018) 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.



आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

भारतीय लेखा संख्या कार्ड
Permanent Account Number Card

BIRPC7621M

नाम/ Name
VANSH CHAMRIA

पिता का नाम/ Father's Name
RAKESH KUMAR CHAMRIA

जन्म की तिथि/ Date of Birth
22/08/1999

Chamria
Signature



20172017



Chamria



[Faint, illegible text, possibly a stamp or header]

[Handwritten mark or signature]



आयकर विभाग
INCOME TAX DEPARTMENT
RAKESH KUMAR CHAMRIA
RAM NIWAS CHAMRIA
13/08/1975
Permanent Account Number
ABYPC1408K
P. Chamria
Signature

भारत सरकार
GOVT. OF INDIA



18/03/2018

P. Chamria



Office of the District Registrar
Alipur, Kolar-27





For SHIYAJI SILK MILLS PVT. LTD.

R. Chandra

Director







M/S. VIJAYLAKSHMI ASSOCIATE

Narayan Chandra Patel
Partner

M/S. VIJAYLAKSHMI ASSOCIATE

Partner



आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

ANIL CHANDRA GHOSH
SURENDRA CHANDRA GHOSH



11/02/1944

Permanent Account Number

AGKPG0595N

Anil Chandra Ghosh

Signature



020903008



इस कार्ड को खोलें, अपनी या कृपया सुनिश्चित करें, लौटाएं
आपका पैसो बैंक स्टॉक, एन एन की वृत्त
पहली मंजिल, कानून टॉवर, कमला मिल्स कॉम्पाउंड, एस. बी. मार्ग,
लोजर परेड, मुंबई-400 013

*If this card is lost / someone's lost card is found,
please destroy / return it.*

Income Tax PAN Services Unit, NSDL
1st Floor, Times Tower,
Kamala Mills Compound,
S.B. Marg, Lower Parel, Mumbai - 400 013
Tel: 91-22-2499 4235, Fax: 91-22-2495 0664
email: timinfo@nsdl.co.in



आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

NARAYAN CHANDRA GHOSH
HARAN CHANDRA GHOSH

07/07/1995
 Permanent Account Number
AGJPG80054F

Narayan Chandra Ghosh
 Signature




इस कार्ड के साथ / 함께 या इसका सुरक्षित / सुरक्षित :
 आयकर विभाग कार्यालय, 24, एन टी रोड
 24, एन टी रोड, नया राई, नया राई,
 नया राई, नया राई, नया राई,
 नया राई - 411 045.

If this card is lost / someone's card is found,
 please inform / report to :
 Income Tax PWT Services Unit, PSEZ,
 2nd Floor, Regd. Chamber,
 Near Dhanu Telephone Exchange,
 Dhule, Pune - 411 045.

Tel: 91-20-2723 8096, Fax: 91-20-2723 8001
 e-mail: income@pwt.in

Narayan Chandra Ghosh





Major Information of the Deed

Deed No :	I-1604-05376/2018	Date of Registration	29/08/2018
Query No / Year	1604-1000178058/2018	Office where deed is registered	
Query Date	28/06/2018 2:19:03 PM	D.S.R. - IV SOUTH 24-PARGANAS, District: South 24-Parganas	
Applicant Name, Address & Other Details	Subhash Dutta Laskarpur Narkel Bagan, Thana : Sonarpur, District : South 24-Parganas, WEST BENGAL, PIN - 700153, Mobile No. : 9836307797, Status :Others		
Transaction	Additional Transaction		
[0138] Sale, Development Power of Attorney after Registered Development Agreement			
Set Forth value	Market Value		
Rs. 2/-	Rs. 2,21,25,008/-		
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]:- 160404140/2018 Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :

District: South 24-Parganas, P.S:- Sonarpur, Municipality: RAJPUR-SONARPUR, Road: N. S. C. Bose Road, Mouza: Rajpur, Ward No: 26, Holding No:62

Sch No	Plot Number	Khatian Number	Land Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	RS-625	RS-554	Bastu	Shali	18 Katha 5 Chatak	1/-	2,19,75,008/-	Property is on Road
Grand Total :					30.2156Dec	1 /-	219,75,008 /-	

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	500 Sq Ft.	1/-	1,50,000/-	Structure Type: Structure
Gr. Floor, Area of floor : 500 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Tiles Shed, Extent of Completion: Complete					
Total :		500 sq ft	1 /-	1,50,000 /-	

Principal Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	PLEASANT HOMES 35 ARMENIAN ST, P.O:- BARRA BAZAR, P.S:- Burrobazar, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700001 , PAN No.:: AAMFP1489Q, Status :Organization, Executed by: Representative, Executed by: Representative
2	SHIYAJI SILK MILLS PVT LTD 35 ARMENIAN ST, P.O:- BARRA BAZAR, P.S:- Burrobazar, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700001 , PAN No.:: AAECs4748Q, Status :Organization, Executed by: Representative, Executed by: Representative






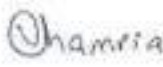



Major Information of the Deed :- I-1604-05376/2018-29/08/2018



Attorney Details :

SI No	Name,Address,Photo,Finger print and Signature
1	M/S VIJAYLAKSHMI ASSOCIATE 1901 MUKUNDAPUR E 20 SAMMILANI PARK, P.O:- SANTOSHPUR, P.S:- Purba Jadabpur, Kolkata, District:- South 24-Parganas, West Bengal, India, PIN - 700075 , PAN No.:: AANFV7148M, Status :Organization, Executed by: Representative

Representative Details :

SI No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Mr RAKESH KUMAR CHAMRIA Son of Late RAM NIWAS CHAMRIA Date of Execution - 28/06/2018, , Admitted by: Self, Date of Admission: 28/06/2018, Place of Admission of Execution: Office	 Jun 28 2018 3:00PM	 LTI 28/06/2018	 28/06/2018
	35 ARMENIAN ST, P.O:- BARRA BAZAR, P.S:- Burrobar, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700001, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: ABYPC1408K Status : Representative, Representative of : PLEASANT HOMES (as PARTNER), SHIYAJI SILK MILLS PVT LTD (as DIRECTOR)			
2	Name	Photo	Finger Print	Signature
	Mr VANSH CHAMRIA Son of Mr RAKESH KR CHAMRIA Date of Execution - 28/06/2018, , Admitted by: Self, Date of Admission: 28/06/2018, Place of Admission of Execution: Office	 Jun 28 2018 3:01PM	 LTI 28/06/2018	 28/06/2018
	35 ARMENIAN ST, P.O:- BARRABAZAR, P.S:- Burrobar, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700001, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: BIRPC7621M Status : Representative, Representative of : PLEASANT HOMES (as PARTNER)			
3	Name	Photo	Finger Print	Signature
	Mr NARAYAN CHANDRA GHOSH (Presentant) Son of Late HARAN CH GHOSH Date of Execution - 28/06/2018, , Admitted by: Self, Date of Admission: 28/06/2018, Place of Admission of Execution: Office	 Jun 28 2018 2:59PM	 LTI 28/06/2018	 28/06/2018

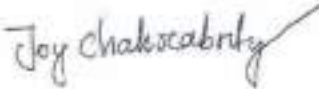
Major Information of the Deed :- I-1604-05376/2018-29/08/2018



1901 MUKUNDAPUR E 20 SAMMILANI PARK, P.O:- SANTOSH PUR, P.S:- Purba Jadabpur, Kolkata, District:-South 24-Parganas, West Bengal, India, PIN - 700075, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AGXPG8064F Status : Representative, Representative of : M/S VIJAYLAKSHMI ASSOCIATE (as DEVELOPER/PARTNER)

4	Name	Photo	Finger Print	Signature
	Mr ANIL CHANDRA GHOSH Son of Late SURENDRA CH GHOSH Date of Execution - 28/06/2018, , Admitted by: Self, Date of Admission: 28/06/2018, Place of Admission of Execution: Office	 <small>Jun 28 2018 3:00PM</small>	 <small>LTI 28/06/2018</small>	 <small>28/06/2018</small>
2081 CHAK GARIA E 14 SAMMILANI PARK, P.O:- SANTOSH PUR, P.S:- Purba Jadabpur, Kolkata, District:-South 24-Parganas, West Bengal, India, PIN - 700075, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AGKPG0595N Status : Representative, Representative of : M/S VIJAYLAKSHMI ASSOCIATE (as DEVELOPER/PARTNER)				

Identifier Details :

Name & address	
Joy Chakraborty Son of Late Sisir Chakraborty Laskarpur Payara Bagan, P.O:- Laskarpur, P.S:- Sonarpur, Kolkata, District:-South 24-Parganas, West Bengal, India, PIN - 700153, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , Identifier Of Mr RAKESH KUMAR CHAMRIA, Mr VANSH CHAMRIA, Mr NARAYAN CHANDRA GHOSH, Mr ANIL CHANDRA GHOSH	<small>28/06/2018</small>
	

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	PLEASANT HOMES	M/S VIJAYLAKSHMI ASSOCIATE-15.1078 Dec
2	SHIYAJI SILK MILLS PVT LTD	M/S VIJAYLAKSHMI ASSOCIATE-15.1078 Dec

Transfer of property for S1

Sl.No	From	To. with area (Name-Area)
1	PLEASANT HOMES	M/S VIJAYLAKSHMI ASSOCIATE-250.00000000 Sq Ft
2	SHIYAJI SILK MILLS PVT LTD	M/S VIJAYLAKSHMI ASSOCIATE-250.00000000 Sq Ft

Major Information of the Deed :- I-1604-05376/2018-29/08/2018



Endorsement For Deed Number : I - 160405376 / 2018

On 28-06-2018

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

Presented for registration at 13:51 hrs on 28-06-2018, at the Office of the D.S.R. - IV SOUTH 24-PARGANAS by Mr NARAYAN CHANDRA GHOSH .

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 2,21,25,008/-

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

Execution is admitted on 28-06-2018 by Mr RAKESH KUMAR CHAMRIA, DIRECTOR, SHIYAJI SILK MILLS PVT LTD, 35 ARMENIAN ST, P.O:- BARRA BAZAR, P.S:- Burrobazar, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700001; PARTNER, PLEASANT HOMES, 35 ARMENIAN ST, P.O:- BARRA BAZAR, P.S:- Burrobazar, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700001

Indetified by Joy Chakraborty, , , Son of Late Sisir Chakraborty, Laskarpur Payara Bagan, P.O: Laskarpur, Thana: Sonarpur, , City/Town: KOLKATA, South 24-Parganas, WEST BENGAL, India, PIN - 700153, by caste Hindu, by profession Business

Execution is admitted on 28-06-2018 by Mr VANSH CHAMRIA, PARTNER, PLEASANT HOMES, 35 ARMENIAN ST, P.O:- BARRA BAZAR, P.S:- Burrobazar, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700001

Indetified by Joy Chakraborty, , , Son of Late Sisir Chakraborty, Laskarpur Payara Bagan, P.O: Laskarpur, Thana: Sonarpur, , City/Town: KOLKATA, South 24-Parganas, WEST BENGAL, India, PIN - 700153, by caste Hindu, by profession Business

Execution is admitted on 28-06-2018 by Mr NARAYAN CHANDRA GHOSH, DEVELOPER/PARTNER, M/S VIJAYLAKSHMI ASSOCIATE, 1901 MUKUNDAPUR E 20 SAMMILANI PARK, P.O:- SANTOSH PUR, P.S:- Purba Jadabpur, Kolkata, District:-South 24-Parganas, West Bengal, India, PIN - 700075

Indetified by Joy Chakraborty, , , Son of Late Sisir Chakraborty, Laskarpur Payara Bagan, P.O: Laskarpur, Thana: Sonarpur, , City/Town: KOLKATA, South 24-Parganas, WEST BENGAL, India, PIN - 700153, by caste Hindu, by profession Business

Execution is admitted on 28-06-2018 by Mr ANIL CHANDRA GHOSH, DEVELOPER/PARTNER, M/S VIJAYLAKSHMI ASSOCIATE, 1901 MUKUNDAPUR E 20 SAMMILANI PARK, P.O:- SANTOSH PUR, P.S:- Purba Jadabpur, Kolkata, District:-South 24-Parganas, West Bengal, India, PIN - 700075

Indetified by Joy Chakraborty, , , Son of Late Sisir Chakraborty, Laskarpur Payara Bagan, P.O: Laskarpur, Thana: Sonarpur, , City/Town: KOLKATA, South 24-Parganas, WEST BENGAL, India, PIN - 700153, by caste Hindu, by profession Business

Payment of Fees

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

Major Information of the Deed :- I-1604-05376/2018-29/08/2018



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 9736, Amount: Rs.100/-, Date of Purchase: 26/06/2018, 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 29-08-2018

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**

Major Information of the Deed :- I-1604-05376/2018-29/08/2018



Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1604-2018, Page from 156515 to 156541
being No 160405376 for the year 2018.



Pradipta

Digitally signed by PRADIPTA KISHORE
GUHA
Date: 2018.08.31 13:16:43 +05:30
Reason: Digital Signing of Deed.

(Pradipta Kishore Guha) 31-08-2018 13:16:38
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - IV SOUTH 24-PARGANAS
West Bengal.

(This document is digitally signed.)