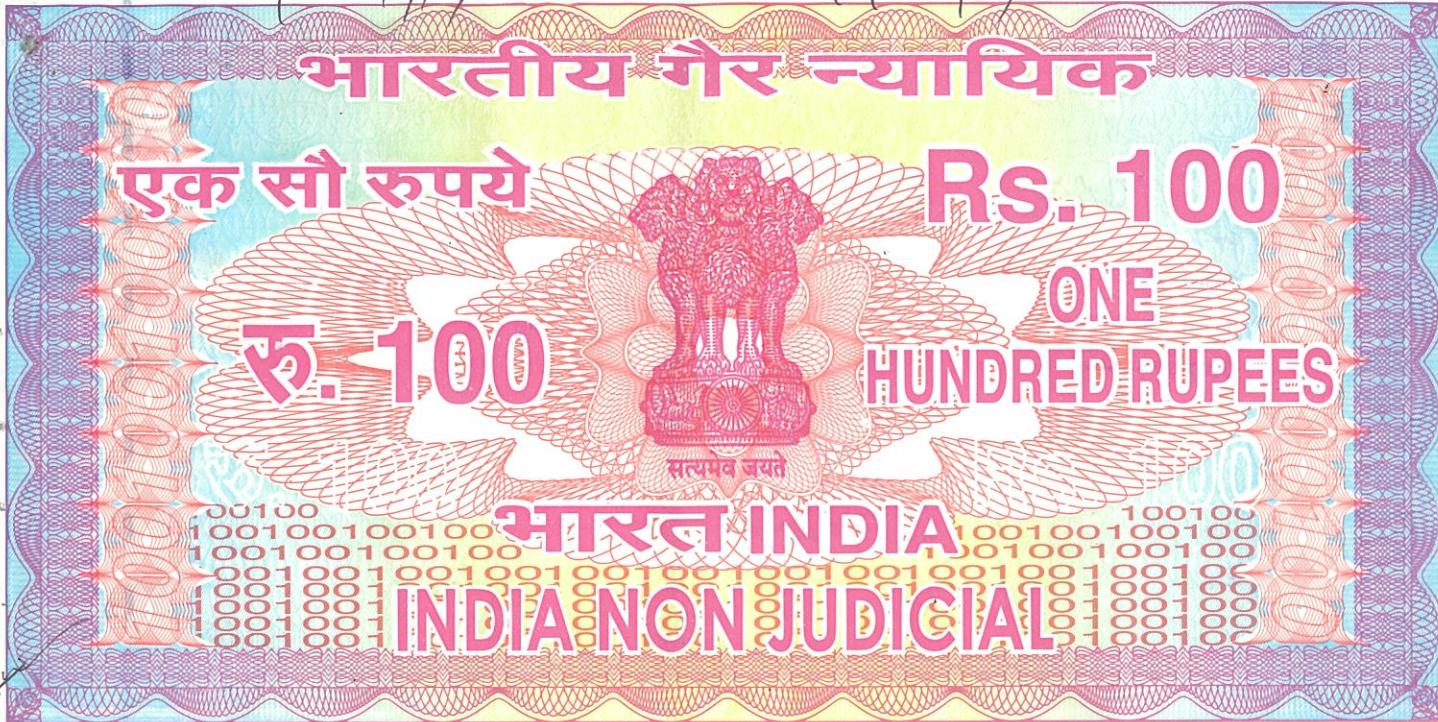


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Q-143823/19

WARNING: When the document is submitted for registration, the signature sheets and the endorsement sheets attached with the document are part of this document.

Registrar-IV  
 Section 7(2) of  
 Registration Act 1908  
 Alipora, South 24 Parganas  
 25 JUN 2019  
 19JUL-2019

DEVELOPMENT POWER OF ATTORNEY AGAINST  
 THE REGISTERED DEVELOPMENT AGREEMENT  
 DATED 04.04.2019 REGISTERED VIDE BOOK NO. I  
 BEING NO. 2326 FOR THE YEAR 2019

11307 Date 25-6-19

Sold to.....  
Rupees... 111

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

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

*Shukon*



Om Towers Pvt. Ltd.

*Shukon*  
Director



District Sub-Registrar-IV  
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Alipore, South 24 Parganas  
25 JUN 2019



Shiv Niketan Pvt. Ltd.

*Shukon*  
Director

2102



Alok Safui  
Alipore Police Ct  
Kolkata

TO ALL TO WHOM THESE PRESENTS SHALL COME, I, 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, Dist. 24 Paraganas(South) Kolkata-700104 having CIN U70101WB1996PTC081121 AND PAN AA ECS3891G, represented by its director MS. JYOTI BHUTORIA daughter of Prakaash Bhutoria working for gain at Shiv Niketan Private Limited and having PAN BHSPB1211N, by faith – Hindu, by occupation – Business, residing at Pretoria Street, P.O. Middleton Row, P.S. Shakespeare Sarani, Kolkata -700071 hereinafter collectively referred to as “THE PRINCIPALS” (which expression unless excluded by or repugnant to the subject or context shall be deemed to mean and include her 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 OM TOWERS PRIVATE LIMITED, PAN:AAACO-3421E, a Company incorporated under the Companies Act, 1956 having its registered office at 23A, N.S. Road, 4<sup>th</sup> Floor, Room No. 6, Kolkata – 700 001, Post Office-General Post Office, Police Station–Hare Street, having U45201WB1996PTC081119, represented by its director MR. LALIT KUMAR BHUTORIA PAN-AFVPB8282R , son of Prakaash Bhutoria working for gain at OM Towers Private Limited and having, by faith – Hindu, by occupation – Business, residing at 4, Pretoria Street, P.O. Middleton Row, P.S. Shakespeare Sarani, Kolkata-700071 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 04.04.2019 and registered with the D.S.R-IV, Alipore in Book –I, Volume No. 1604-2019, Pages 79260 to 79295, Being No. 02323 for the year 2019, and made between the Principals and the Developer and include any modifications and alterations thereof as may be made by the Principals and the Developer in writing.



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- 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 Principals 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;



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- 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 is something contrary or repugnant to the subject or context, shall have the same meaning as assigned in the Development Agreement.

## II. RECITALS:

**WHEREAS** the Owner and Developer are jointly seized and possessed of and/or otherwise well and sufficiently entitled to as the full and absolute owners of **ALL THAT** piece and parcel of land containing an area of 150.00 satak out of the said 151.20 satak the owners have agreed to develop part and parcel of the said project land measuring 150 satak (including road) more or less comprised in L.R. Dag Nos.12, 21, 110, Mouza-Uttar Kajirahat, Under Paschim Bishnupur Gram Panchayat District South 24 Parganas

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 Principals executing this Development Power of Attorney in favour of the Developer namely **OM TOWERS PRIVATE LIMITED**, represented by its director **MR. LALIT KUMAR BHUTORIA** working for gain at **OM TOWERS PRIVATE LIMITED**, hereinafter referred to as “the **Attorney**” (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:-



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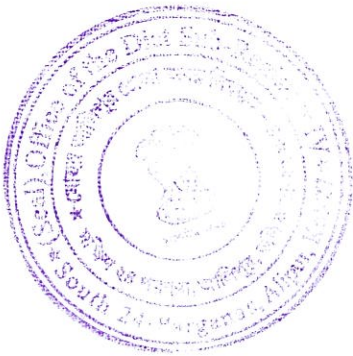


1. To manage maintain protect and secure the Subject Property and do all acts deeds and things in connection therewith. ✓
2. To apply for and obtain mutation, conversion, amalgamation, separation, updating, correction, modification, alteration or other recording in respect of the Subject Property or 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.. ✓



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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.



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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 herein stated 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 there for.
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 Principals.



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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.
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 there for 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 therefore and to fully exonerate the person or persons paying the same. The owners' allocation of the received amount will be deposited in the Bank account of the owners.



*[Handwritten signature]*

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Mysore, South 24-Pg  
**25 JUN 2019**



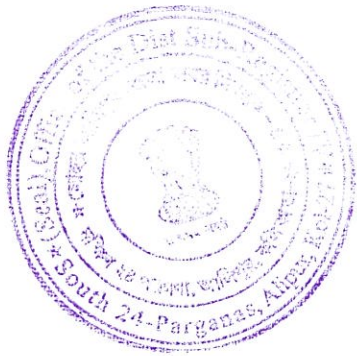
32. To prepare sign execute and/or deliver all papers, documents, agreements, supplementary agreements, nominations, assignments, sale deeds, conveyances, leases, licenses, mortgages, charges, tenancies, declarations, forms, receipts and such other documents and writings in any manner as be required 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 Principals and the Developer and to exercise all rights and remedies available to the Principals and the Developer there under.
34. To terminate or cancel any contract, agreement, and 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



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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 herein stated 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.



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Digitally signed by District Sub-Registrar-IV, DN: cn=District Sub-Registrar-IV, o=Registrar U/S 7(2) of Registration Act 1908, ou=Alipore, South 24 Parganas, email=, c=IN

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 herein stated 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.



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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:**  
**(TOTAL PROPERTY)**

**ALL THAT** pieces of parcels of contiguous and adjacent plots of vacant bastu land in a single compound containing an area more or less **150.00 satak**, lying and situated at Mouza-Uttar Kajirahat, comprised in R.S. & L.R. Dag No.12 (land measuring about 45.00 Decimals) and R.S. & L.R. Dag No.21, (land measuring about 75.00 Decimals) and R.S. & L.R. Dag No.110 (Land measuring about 30.00 decimals) total land measuring about 150.00 decimals of three Dags out of the said project land 182.50 satak .

<b>R.S. Dag and Khatian Number</b>	<b>L.R. Dag and Khatian Number</b>	<b>Area(Decimals)</b>
Dag No. 12 in Khatian No.1405	Dag No.12 recorded in Khatian No. 1405 Mouza-Uttar Kajirahat	45.00
Dag No. 21 in Khatian No. 1303.	Dag No. 21 recorded in Khatian No. 1303 Mouza-Uttar Kajirahat	75.00
Dag No. 110 in Khatian No.1405	Dag No.110 recorded in Khatian Nos. 1405 and Mouza-Uttar Kajirahat	30.00
	Total	150.00

And butted and bounded as follows:

On the **North:** BY L.R. Dag No. 432, 434, 435, 437, 438, 439 & 440 Nowbad Mouza

On the **South:** BY L.R. Dag No. 12(P), 21(P) & 110 (P) Uttar Kajirhat Mouza



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On the **East:** BY L.R. Dag No. 110(P) Uttar Kajirhat Mouza

On the **West:** BY L.R. Dag No. 12(P) Uttar Kajirhat Mouza.

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

(The owners share in the said property as mentioned in the First Schedule)

R.S. Dag No.	L.R. Dag No.	Property being Developed	Area Owned by OTPL	Area Owned by SNPL
12	12	45.00	45.00	0.00
21	21	75.00	00.00	75.00
110	110	30.00	30.00	0.00
<b>Total</b>		<b>150.00</b>	<b>75.00</b>	<b>75.00</b>

**THE SECOND SCHEDULE ABOVE REFERRED TO:**

(Area Owned by SNPL(PRINCIPAL )

**ALL THAT** pieces of parcels of contiguous and adjacent plots of vacant vastu land in a single compound containing an area more or less **75.00 satak**, out of total land 150.00 decimals lying and situated at Mouza-Uttar Kajirahat, comprised in R.S. & L.R. Dag No.21,(land measuring about 75.00 Decimals).

**THE THIRD SCHEDULE ABOVE REFERRED TO**

**OWNERS' ALLOCATION"** shall according to the context mean 10%

(Ten per cent) of the Realizations.

**DEVELOPER'S ALLOCATION"** shall according to the context mean 90%

(Ninety per cent) of the Realizations



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**IN WITNESS WHEREOF** I, the Principal/Owner named above, have hereunto set and subscribed our hand on the 25<sup>th</sup> day of June 2019.

**SIGNED & DELIVERED**

In presence of:-

1. Alon Saha

Shiv Niketan Pvt. Ltd.

*[Signature]*  
Director

\_\_\_\_\_  
PRINCIPAL/OWNER

This Power accepted by me.

2. Pinli Saha  
Kalyanpur  
Bardhaman

Om Towers Pvt. Ltd.

*[Signature]*  
Director

\_\_\_\_\_  
DEVELOPER

Drafted by:-

Alon Saha  
Advocate,  
Alipore Police Court,  
Kolkata -700 027  
F460199







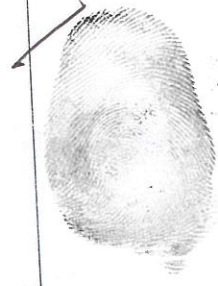

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Registered U/S 7(2) of  
Registration Act 1908  
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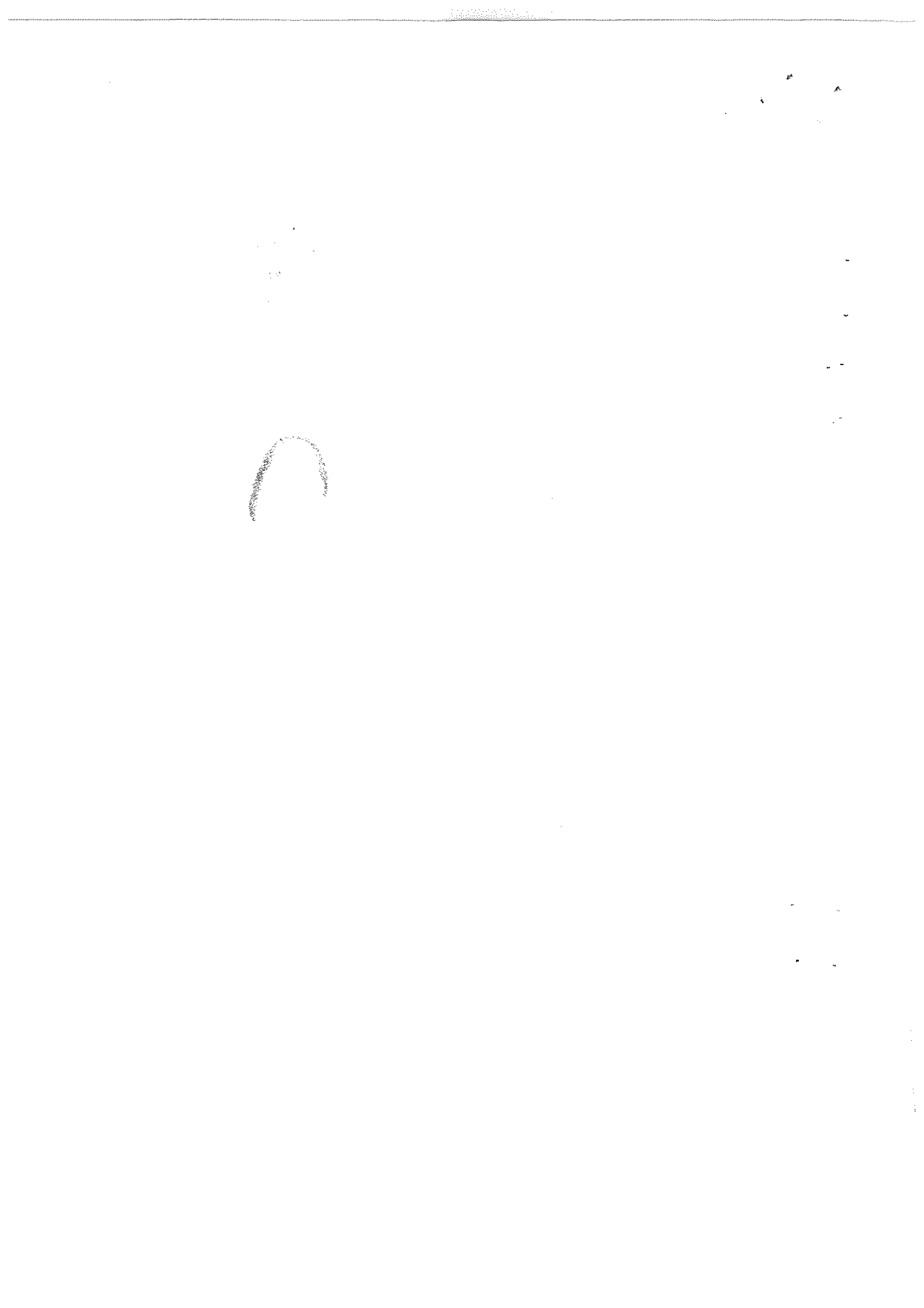





Government of West Bengal

Department of Finance (Revenue) , Directorate of Registration and Stamp Revenue  
OFFICE OF THE D.S.R. - IV SOUTH 24-PARGANAS, District Name :South 24-Parganas  
Signature / LTI Sheet of Query No/Year 16041000143823/2019

I. Signature of the Person(s) admitting the Execution at Private Residence.

SI No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
1	Ms JYOTI BHUTORIA PRETORIA ST, P.O:- MIDDLETON ROW, P.S:- Shakespeare Sarani, Kolkata, District:- Kolkata, West Bengal, India, PIN - 700071	Represent ative of Principal [SHIV NIKETAN PRIVATE LIMITED ]			
2	Mr LALIT KUMAR BHUTORIA 4 PRETORIA ST, P.O:- MIDDLETON ROW, P.S:- Shakespeare Sarani, Kolkata, District:- Kolkata, West Bengal, India, PIN - 700071	Represent ative of Principal [OM TOWERS P LIMITED ] ,[OM TOWERS PRIVATE LIMITED ]			



SI No.	Name and Address of identifier	Identifier of	Photo	Finger Print	Signature with date
1	Mr Alok Safui Son of Mr Sanat Safui A P Court, P.O:- Alipore, P.S:- Alipore, Kolkata, District:- South 24-Parganas, West Bengal, India, PIN - 700027	Ms JYOTI BHUTORIA, Mr LALIT KUMAR BHUTORIA			

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







Government of West Bengal  
Directorate of Registration & Stamp Revenue

e-Assessment Slip

Query No / Year	1604-1000143823/2019	Office where deed will be registered
Query Date	24/06/2019 1:53:31 PM	D.S.R. - IV SOUTH 24-PARGANAS, District: South 24 -Parganas
Applicant Name, Address & Other Details	Alok Safui Thana : Alipore, District : South 24-Parganas, WEST BENGAL, Mobile No. : 9830828274, 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. 2,00,000/-	Rs. 2,29,50,000/-	
Total Stamp Duty Payable(SD)	Total Registration Fee Payable	
Rs. 70/- (Article:48(g))	Rs. 53/- (Article:E, 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]:- 160402326/2019	

**Land Details :**

District: South 24-Parganas, P.S:- Bishnupur, Gram Panchayat: PASCHIM BISHNUPUR, Mouza: Uttar Kajirhat Pin Code : 700104

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-12	RS-1405	Bastu	Bastu	45 Dec	50,000/-	68,85,000/-	Width of Approach Road: 33 Ft., Adjacent to Metal Road, , Project Name :
L2	RS-21	RS-105	Bastu	Bastu	75 Dec	1,00,000/-	1,14,75,000/-	Width of Approach Road: 33 Ft., Adjacent to Metal Road, , Project Name :
L3	RS-110	RS-1405	Bastu	Bastu	30 Dec	50,000/-	45,90,000/-	Width of Approach Road: 33 Ft., Adjacent to Metal Road, , Project Name :
TOTAL :					150Dec	2,00,000 /-	229,50,000 /-	
Grand Total :					150Dec	2,00,000 /-	229,50,000 /-	

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**Principal Details :**

SI No	Name & address	Status	Execution Admision Details :
1	SHIV NIKETAN PRIVATE LIMITED BAKHATA RD THAKURPUKUR, P.O:- THAKURPUKUR, P.S:- Bishnupur, Kolkata, District:-South 24-Parganas, West Bengal, India, PIN - 700104 , PAN No.:: AAEC53981G, Status :Organization, Executed by: Representative	Organization	Executed by: Representative
2	OM TOWERS P LIMITED P.O:- HARE ST, P.S:- Hare Street, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700001 , PAN No.:: AAACO3421E, Status :Organization, Executed by: Representative	Organization	Executed by: Representative

**Attorney Details :**

SI No	Name & address	Status	Execution Admision Details :
1	OM TOWERS PRIVATE LIMITED 23A N S RD, P.O:- HARE ST, P.S:- Hare Street, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700001 , PAN No.:: AAACO3421E, Status :Organization, Executed by: Representative	Organization	Executed by: Representative

**Representative Details :**

SI No	Name & Address	Representative of
1	Ms JYOTI BHUTORIA Daughter of Mr PRAKASH BHUTORIA PRETORIA ST, P.O:- MIDDLETON ROW, P.S:- Shakespeare Sarani, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700071 Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: BHSPB1211N	SHIV NIKETAN PRIVATE LIMITED (as DIRECTOR)
2	Mr LALIT KUMAR BHUTORIA Son of Mr PRAKASH BHUTORIA 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.:: AFVPB8282R	OM TOWERS P LIMITED (as DIRECTOR), OM TOWERS PRIVATE LIMITED (as DIRECTOR)












**Identifier Details :**

Name & address
Mr Alok Safui Son of Mr Sanat Safui A P 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 Ms JYOTI BHUTORIA, Mr LALIT KUMAR BHUTORIA














		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.....  
Signature..... *J. J. J.*

		Thumb	1st finger	middle finger	ring finger	small finger
	left hand					
	right hand					

Name.....  
Signature..... *J. J. J.*

		Thumb	1st finger	middle finger	ring finger	small finger
PHOTO	left hand					
	right hand					

Name.....  
Signature.....



District Sub-Registrar-IV  
Registrar U/S 7(2) of  
Registration Act 1908  
Alipore, South 24 Parganas  
25 JUN 2019

Transfer of property for L1		
Sl.No	From	To. with area (Name-Area)
1	SHIV NIKETAN PRIVATE LIMITED	OM TOWERS PRIVATE LIMITED 22.5 Dec
2	OM TOWERS P LIMITED	OM TOWERS PRIVATE LIMITED-22.5 Dec
Transfer of property for L2		
Sl.No	From	To. with area (Name-Area)
1	SHIV NIKETAN PRIVATE LIMITED	OM TOWERS PRIVATE LIMITED-37.5 Dec
2	OM TOWERS P LIMITED	OM TOWERS PRIVATE LIMITED-37.5 Dec
Transfer of property for L3		
Sl.No	From	To. with area (Name-Area)
1	SHIV NIKETAN PRIVATE LIMITED	OM TOWERS PRIVATE LIMITED-15 Dec
2	OM TOWERS P LIMITED	OM TOWERS PRIVATE LIMITED-15 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 24-07-2019) for e-Payment. Assessed market value & Query is valid for 30 days.(i.e. upto 24-07-2019)
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.





**Donee Details :**

Sl No	Name & address	Status	Execution Admission Details :
1	Mr Sukanta Biswas Son of Mr Anil Biswas, Samali, Biswas Para, Rasapunja, P.O:- Bishnupur, P.S:- Bishnupur, District:-South 24-Parganas, West Bengal, India, PIN - 700104 Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: India, PAN No. BHLPB1846G, Status :Individual, Executed by: Self , To be Admitted by: Self	Individual	Executed by: Self , To be Admitted by: Self

**Identifier Details :**

Name & address
Mr Raju Mondal Son of Mr Tulsi Charan Mondal Samali, Brambhan Para, P.O:- Bishnupur, P.S:- Bishnupur, District:-South 24-Parganas, West Bengal, India, PIN - 700104, Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: India, , Identifier Of Mrs Pramila Biswas, Mr Sukanta Biswas

**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 31-07-2019) for e-Payment . Assessed market value & Query is valid for 30 days.(i.e. upto 31-07-2019)
3. Standard User charge of Rs. 240/-(Rupees Two hundred fourty) 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.
10. It appears that sellers/transfers are not recorded owners/tenants. Please get their names mutated at concerned Block Land & Land Reforms Office at immediately, if possible, prior to registration, for your own benefit. You may submit application for mutation now online using the following website: [banglarbhumigov.in](http://banglarbhumigov.in).



19501920 - 303490031 - /

GOVT. OF WEST BENGAL  
Directorate of Registration & Stamp Revenue  
e-Challan

4255/19

GRN: 19 201920-003490031-1 Payment Mode Online Payment  
GRN Date 02/07/2019 14:34:34 Bank : State Bank of India  
BRN : IK0ACRFVE5 BRN Date: 02/07/2019 14:36:20

DEPOSITOR'S DETAILS

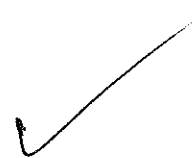
Id No. : 16040001038695/5/2019  
[Query No./Query Year]

Name : Sukanta biswas  
Contact No. : Mobile No. : +91 9674484991  
E-mail :  
Address : Bishnupur  
Applicant Name : Mrs Pramila Biswas  
Office Name :  
Office Address :  
Status of Depositor : Buyer/Claimants  
Purpose of payment / Remarks : Gift, Gift in f/o family members and others Payment No 5

PAYMENT DETAILS

Sl. No.	Identification No.	Head of A/C Description	Head of A/C	Amount[ ₹]
1	16040001038695/5/2019	Property Registration- Stamp duty	0030-02-103-003-02	16410
2	16040001038695/5/2019	Property Registration- Registration Fees	0030-03-104-001-15	3326
Total				19736

In Words : Rupees Nineteen Thousand Seven Hundred Thirty Six only





District Sub-Registrar-IV  
Registrar U/S 7(2) of  
Registration Act 1908  
Alipore, South 24 Parganas  
- 3 JUL 2019

## Major Information of the Deed

Deed No :	I-1604-04462/2019	Date of Registration	19/07/2019
Query No / Year	1604-1000143823/2019	Office where deed is registered	
Query Date	24/06/2019 1:53:31 PM	D.S.R. - IV SOUTH 24-PARGANAS, District: South 24-Parganas	
Applicant Name, Address & Other Details	Alok Safui Thana : Alipore, District : South 24-Parganas, WEST BENGAL, Mobile No. : 9830828274, 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. 2,00,000/-	Rs. 2,29,50,000/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 100/- (Article:48(g))	Rs. 53/- (Article:E, E, M(b), H)		
Remarks	Development Power of Attorney after Registered Development Agreement of [Deed No/Year]:- 160402326/2019		

### Land Details :

District: South 24-Parganas, P.S:- Bishnupur, Gram Panchayat: PASCHIM BISHNUPUR, Mouza: Uttar Kajirhat, Pin Code : 700104

Sch No	Plot Number	Khatian Number	Land Use Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	RS-12	RS-1405	Bastu	Bastu	45 Dec	50,000/-	68,85,000/-	Width of Approach Road: 33 Ft., Adjacent to Metal Road, , Project Name :
L2	RS-21	RS-105	Bastu	Bastu	75 Dec	1,00,000/-	1,14,75,000/-	Width of Approach Road: 33 Ft., Adjacent to Metal Road, , Project Name :
L3	RS-110	RS-1405	Bastu	Bastu	30 Dec	50,000/-	45,90,000/-	Width of Approach Road: 33 Ft., Adjacent to Metal Road, , Project Name :
<b>TOTAL :</b>					150Dec	2,00,000 /-	229,50,000 /-	
<b>Grand Total :</b>					150Dec	2,00,000 /-	229,50,000 /-	

### Principal Details :

SI No	Name,Address,Photo,Finger print and Signature
1	<b>SHIV NIKETAN PRIVATE LIMITED</b> BAKHATA RD THAKURPUKUR, P.O:- THAKURPUKUR, P.S:- Bishnupur, Kolkata, District:-South 24-Parganas, West Bengal, India, PIN - 700104 , PAN No.:: AAEC3981G, Status :Organization, Executed by: Representative, Executed by: Representative



2	<b>OM TOWERS P LIMITED</b> P.O:- HARE ST, P.S:- Hare Street, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700001 , PAN No.:: AAACO3421E, Status :Organization, Executed by: Representative, Executed by: Representative
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**Attorney Details :**

Sl No	Name,Address,Photo,Finger print and Signature
1	<b>OM TOWERS PRIVATE LIMITED</b> 23A N S RD, P.O:- HARE ST, P.S:- Hare Street, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700001 , PAN No.:: AAACO3421E, Status :Organization, Executed by: Representative

**Representative Details :**

Sl No	Name,Address,Photo,Finger print and Signature
1	<b>Ms JYOTI BHUTORIA</b> Daughter of Mr PRAKASH BHUTORIA PRETORIA ST, P.O:- MIDDLETON ROW, P.S:- Shakespeare Sarani, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700071, Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: BHSPB1211N Status : Representative, Representative of : SHIV NIKETAN PRIVATE LIMITED (as DIRECTOR)
2	<b>Mr LALIT KUMAR BHUTORIA (Presentant )</b> Son of Mr PRAKAASH BHUTORIA 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.:: AFVPB8282R Status : Representative, Representative of : OM TOWERS P LIMITED (as DIRECTOR), OM TOWERS PRIVATE LIMITED (as DIRECTOR)

**Identifier Details :**

Name	Photo	Finger Print	Signature
<b>Mr Alok Safui</b> Son of Mr Sanat Safui A P Court, P.O:- Alipore, P.S:- Alipore, Kolkata, District:-South 24-Parganas, West Bengal, India, PIN - 700027			
Identifier Of Ms JYOTI BHUTORIA, Mr LALIT KUMAR BHUTORIA			





Transfer of property for L1		
Sl.No	From	To. with area (Name-Area)
1	SHIV NIKETAN PRIVATE LIMITED	OM TOWERS PRIVATE LIMITED-22.5 Dec
2	OM TOWERS P LIMITED	OM TOWERS PRIVATE LIMITED-22.5 Dec
Transfer of property for L2		
Sl.No	From	To. with area (Name-Area)
1	SHIV NIKETAN PRIVATE LIMITED	OM TOWERS PRIVATE LIMITED-37.5 Dec
2	OM TOWERS P LIMITED	OM TOWERS PRIVATE LIMITED-37.5 Dec
Transfer of property for L3		
Sl.No	From	To. with area (Name-Area)
1	SHIV NIKETAN PRIVATE LIMITED	OM TOWERS PRIVATE LIMITED-15 Dec
2	OM TOWERS P LIMITED	OM TOWERS PRIVATE LIMITED-15 Dec

**Endorsement For Deed Number : I - 160404462 / 2019**

**On 24-06-2019**

**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 2,29,50,000/-



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

**On 25-06-2019**

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

Presented for registration at 16:45 hrs on 25-06-2019, at the Private residence by Mr LALIT KUMAR BHUTORIA ,.

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

Execution is admitted on 25-06-2019 by Ms JYOTI BHUTORIA, DIRECTOR, SHIV NIKETAN PRIVATE LIMITED, BAKHATA RD THAKURPUKUR, P.O:- THAKURPUKUR, P.S:- Bishnupur, Kolkata, District:-South 24-Parganas, West Bengal, India, PIN - 700104



Indetified by Mr Alok Safui, , Son of Mr Sanat Safui, A P 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 25-06-2019 by Mr LALIT KUMAR BHUTORIA, DIRECTOR, OM TOWERS P LIMITED, P.O:- HARE ST, P S:- Hare Street, Kolkata, District:-Kolkata, West Bengal, India, PIN 700001; DIRECTOR, OM TOWERS PRIVATE LIMITED, 23A N S RD, P.O.- HARE ST, P.S:- Hare Street, Kolkata, District: Kolkata, West Bengal, India, PIN - 700001

Indetified by Mr Alok Safui, , Son of Mr Sanat Safui, A P Court, P.O: Alipore, Thana: Alipore, , City/Town: KOLKATA, South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Hindu, by profession Advocate

*Pradipta Kishore Guha*

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

**On 19-07-2019**

**Certificate of Admissibility(Rule 43,W.B. Registration Rules 1962)**

Admissible under rule 21 of West Bengal Registration Rule, 1962 duly stamped under schedule 1A, Article number : 48 (g) of Indian Stamp Act 1899.

**Payment of Fees**

Certified that required Registration Fees payable for this document is Rs 53/- ( E = Rs 21/- ,H = Rs 28/- ,M(b) = Rs 4/- ) and Registration Fees paid by Cash Rs 53/-

**Payment of Stamp Duty**

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

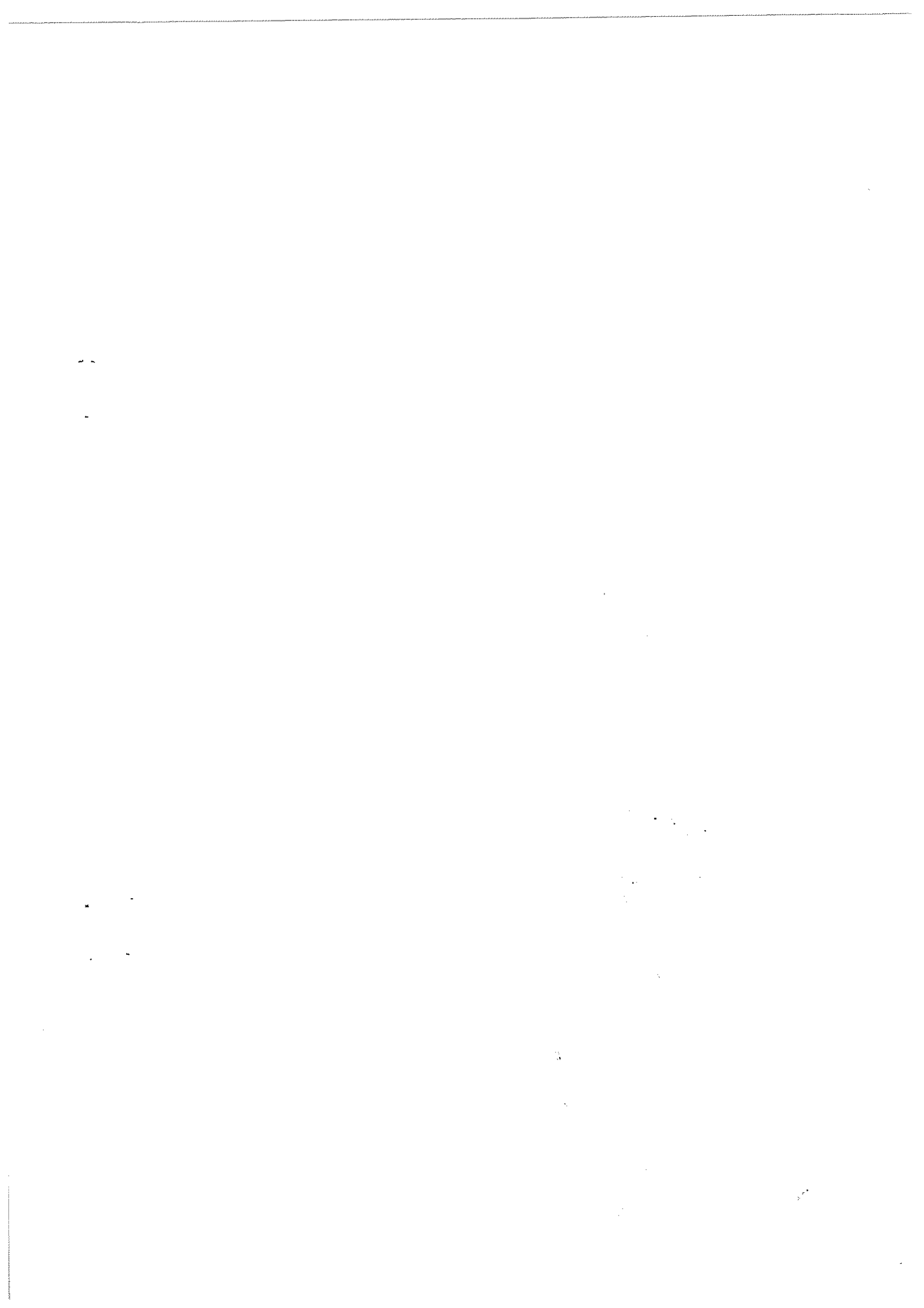
Description of Stamp

1. Stamp: Type: Impressed, Serial no 11307, Amount: Rs.100/-, Date of Purchase: 25/06/2019, Vendor name: Samiran Das

*Pradipta Kishore Guha*

**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 1604-2019, Page from 158454 to 158478  
being No 160404462 for the year 2019.



*Pradipta*

Digitally signed by PRADIPTA KISHORE  
GUHA  
Date: 2019.07.22 12:30:07 +05:30  
Reason: Digital Signing of Deed.

(Pradipta Kishore Guha) 22-07-2019 12:28:42  
DISTRICT SUB-REGISTRAR  
OFFICE OF THE D.S.R. - IV SOUTH 24-PARGANAS  
West Bengal.

(This document is digitally signed.)