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पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

AA 364996

Certified that the document is admitted
to registration. The signature sheet
and endorsement sheets attached to this
document are the part of this document

add. Dist. Sub-Registrar, Budge Budge,
Budge Budge, South 24 Pgs.

27 JUL 2018

POWER OF ATTORNEY FOR DEVELOPMENT

KNOW ALL MEN BY THESE PRESENTS shall come We, (1) SRI SUBIR KUMAR MAL (PAN AJFPM2823K), son of Sri Sudhir Kumar Mal, by faith Hindu, by occupation Business, by Nationality Indian, residing at 185/1, Dharmatola Road, Police Station Budge Budge, District South 24 Parganas, Kolkata - 700 137 and (2) SMT. RANITA HALDER (PAN AKVPH6891B), wife of Sri Monojit Halder, by faith Hindu, by occupation Housewife, by Nationality Indian, residing at 73B, Halderpara Road, Post Office Budge Budge, Police Station Budge Budge, Kolkata 700 137,, hereinafter called and referred to as the PRINCIPALS of this Power of Attorney SEND GREETINGS :

Sukbir Kumar Mal

Ranita Halder

23254

26 JUL 2018

Rs. **100/-** Date.....
Name: MS Sunrise Erectors Pvt. Ltd.
Address: 111, Poddapukur East Lane.

Vendor: Allpur Collectorate, 24 Pgs. (S)
SUBHANKAR DAS
STAMP VENDOR
Allpur Police Co-Op. Col-27
P.S. - Waltgunge
KOL-23.

[Handwritten signature]



Identified by me
Bhudeb Kumar Das
S/o Late Bibhuti Bhushan Das
38 New Sampal Road
KOL-137
Budge Budge
Dist - South 24 Pgs

Additional District Sub-Registrar
Budge Budge, South 24 Parganas

27 JUL 2018

WHEREAS we, the above named Principals are the joint Owners and possessors of **ALL THAT** piece or parcel of **Bastu Land** measuring **18 Cottahs 15 Chittacks 5 Square Feet**, more or less, together with **structure measuring 840 Square Feet** made of brick wall tile shed with **cemented flooring** and together with all easement and quasi-easement right including drain and common passage attached hereto standing thereon, lying and situated at lying and situated **Holding No. 24/3, Shahid Khudiram Bose Road, Nandanpur, Post Office and Police Station Budge Budge, within the Budge Budge Municipality Ward No. 12, Kolkata 700 137, District South 24 Parganas, at Mouza Garbhukta Nandanpur, J. L. No. 8, Touzi No. 353, R. S. No. 33, L. R. Khatian No. 5457 and 2250/1, L. R. Dag No. 960, R. S. Khatian No. 735, R. S. Dag No. 755** more fully described in the Schedule below and hereinafter called as the 'said property'.

AND WHEREAS with a view to develop the said property by making construction of a residential building/multi storied building we have entered into a registered Agreement for Development of the said Premises with **M/S. SUNRISE ERECTORS PRIVATE LIMITED (PAN AARCS0088A)**, a Private Limited Company incorporated under Indian Companies Act, 1956, having its Office at 11/1, Paddapukur East Lane, Post Office Khiddirepore, Police Station Watgunge, Kolkata 700 023 and represented by its Managing Director **MOHAMMED SULTAN (PAN AEBPM9987R)**, son of Late Abdul Rahim, by faith Muslim, by occupation Business, by Nationality Indian, residing at 37/4A, Watgunge Street, Post Office Khiddirepore and Police Station Watgunge, Kolkata 700 023, (therein referred to as the Developer) on **27th July, 2018** under the terms and conditions as contained therein, since registered in the Office of the Additional District Sub Registrar Budge Budge, South 24 Parganas, being **Deed No. 1610 02185** for the year 2018.

Sukir Kumar Mal
Ranita Halder



Additional District Sub-Registrar
Budge Budge, South 24 Parganas

27 JUL 2018

AND WHEREAS it was expressly agreed by and between the Parties to the said Agreement that the said Developer will construct the proposed building into and over the said property being **ALL THAT** piece or parcel of bastu land measuring **18 Cottahs 15 Chittacks 5 Square Feet**, more or less, together with **structure measuring 840 Square Feet** made of brick wall tile shed with **Cemented flooring** and together with all easement and quasi-easement right including drain and common passage attached hereto standing thereon, lying and situated at lying and situated **Holding No. 24/3, Shahid Khudiram Bose Road, Nandanpur, Post Office and Police Station Budge Budge, within the Budge Budge Municipality Ward No. 12, Kolkata 700 137, District South 24 Parganas, at Mouza Garbhukta Nandanpur, J. L. No. 8, Touzi No. 353, R. S. No. 33, L. R. Khatian No. 5457 and 2250/1, L. R. Dag No. 960, R. S. Khatian No. 735, R. S. Dag No. 755** at his own cost and expenses in accordance with the sanctioned Building Plan to be obtained from the Budge Budge Municipality and on completion of the said building the Owners will get in their joint allocation :-

shall mean **9342 Square Feet Covered area** out of total FAR. **Sri Subir Kumar Mal** will get **6474 Square Feet** covered area and **Ranita Halder** will get **2986 Square Feet** covered area, according to their proportionate share of land in the **First Schedule** property The above said Owner's allocation are joint allocation and the Owners will execute a separate Deed of Partition for separate enjoyment of their respective share The above said Owner's allocation are joint allocation and the Owners will execute a separate Deed of Partition for separate enjoyment of their respective share following Flats to be given under Owner's joint allocation.

S ubir Kumar Mal

Ranita Halder

- 1) One Self contained Flat being Flat No. 2G, in the Second Floor, measuring 1026 Square Feet more or less Covered area.
- 2) One Self contained Flat being Flat No. 2H, in the Second Floor, measuring 774 Square Feet more or less Covered area.
- 3) One Self contained Flat being Flat No. 4A, in the Fourth Floor, measuring 732 Square Feet more or less Covered area.
- 4) One Self contained Flat being Flat No. 4E, in the Fourth Floor, measuring 715 Square Feet more or less Covered area.
- 5) One Self contained Flat being Flat No. 1C, in the First Floor, measuring 754 Square Feet more or less Covered area.
- 6) One Self contained Flat being Flat No. 4D, in the Fourth Floor, measuring 720 Square Feet more or less Covered area.
- 7) Total measuring 1753 Square Feet more or less Covered Car Parking area on the Ground Floor.
- 8) One Self contained Flat being Flat No. 1A, in the First Floor, measuring 732 Square Feet more or less Covered area.
- 9) One Self contained Flat being Flat No. 4B, in the Fourth Floor, measuring 616 Square Feet more or less Covered area.
- 10) One Self contained Flat being Flat No. 4C, in the Fourth Floor, measuring 754 Square Feet more or less Covered area.

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11) total measuring 766 Square Feet more or less Covered Car Parking area on the Ground Floor .

The sum of Rs. 1,00,000/- (Rupees One Lakh) only as Deposit Money which will be refunded by the Owners to the Developer before taking physical possession of the Owners' allocation in the proposed new building. Unless and until the advance amount refund by the Owners the Developer shall be entitled to hold the Owners' allocation.

NOW KNOW ALL BY THESE PRESENTS that we,

(1) **SUBIR KUMAR MAL**, (2) **SMT. RANITA HALDER** do hereby nominate, constitute and appoint **M/S. SUNRISE ERECTORS PRIVATE LIMITED** (PAN AARCS0088A), a Private Limited Company incorporated under Indian Companies Act, 1956, having its Office at 11/1, Paddapukur East Lane, Post Office Khiddirepore, Police Station Watgunge, Kolkata 700 023 and represented by its Managing Director **MOHAMMED SULTAN** (PAN AEBPM9987R), son of Late Abdul Rahim, by faith Muslim, by occupation Business, by Nationality Indian, residing at 37/4A, Watgunge Street, Post Office Khiddirepore and Police Station Watgunge, Kolkata 700 023, as our true and lawful constituted **ATTORNEY** in our names and on our behalf to do or execute or caused to be done and executed all such acts, deeds, matters and things in our names and on our behalf relating to the said property fully mentioned in the Schedule hereunder written.

1. To manage and protect the said property as my Attorney for construction of the new building and to maintain and manage the affairs of the said property and to protect the same in all manners and to take all steps for the said purpose in the manner as may be thought, fit, proper and

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expedient including initiating criminal or civil actions and taking Police help and incurring costs and expenses and appointing guards and watchmen and to maintain peaceful and vacant possession of the said property.

2. To have the said Premises surveyed and measured and to pay for such surveys and have Plan(s) prepared.

3. To appoint consultants and experts for soil testing and also to appoint and engage Architects, Engineers, Structural Engineers, Drainage and Plumbing Engineers/Experts, Electrical Engineers and Contractors and all others experts or Consultants as may be deemed necessary by the Developer for developing the said property/Premises.

4. To draw, prepare and sign on my behalf in the plan or Plan(s) and/or applications for requisite permission and/or sanctions for development and construction of the proposed building into and over the said property as may be necessary and for the said purpose to sign, verify and re-verify all applications, forms, undertakings, declarations, papers and documents.

5. To sign all papers and documents and applications and letters necessary for seeking permission from the authorities and all other departments for obtaining permissions for development and construction of the project at the said Premises.

6. To appear and represent us before the Budge Budge Municipality, Calcutta Electric Supply Corporation or West Bengal State Electricity Distribution Company, B. L. & L. R. O., Collector, Land Acquisition & Requisition Department, K. M. D. A. (Kolkata Metropolitan Development Authority), K. I. T. (Kolkata Improvement Trust), Land

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Ceiling Department, Police Station, Income Tax Department, Court, Tribunal etc., and all or any Govt. or Semi-Government, Private body or authority concerned and to sign and execute all papers and documents as may be required and do all acts, deeds and things that may be necessary.

7. To do in general all matters and things that may be necessary for the work of construction and to enter into all correspondence and sign all letters and papers, documents, letters, applications, declarations, indemnity bond, undertaking and to file and defend all suit, proceedings, litigations, appeals and arising out the contract and/or termination thereof and/or development of the said Premises and construction of building and all matters connected with the said project and to file all returns and comply with the provisions of statutes/rules and do other compliances that may be required from time to time by Government/Authority as may be deemed necessary by the Developer for developing the said Premises.

8. To take steps and appear in all legal proceedings concerning the said property and to sign, verify all papers including Plaints, Written Statements, Affidavit, Petitions, Pleadings, Compromises Appeals, Vokatnamas that may be necessary in this behalf and to deal with and/or negotiate with any person and/or occupier in the said Premises and to take necessary steps which our said Attorney at his own discretion shall think fit and proper.

9. To sign, execute and deliver all or any Agreement and all instruments pertaining to the Developer's allocation (save and except Owner's allocation as mentioned in the said Development Agreement and/or Joint Venture Agreement) in terms of the said Development Agreement dated 27th July, 2018 and to execute and register any Gift Deed in favour of the Budge Budge Municipality, Boundary Declaration or any other Deed/s in favour of the Budge Budge Municipality that may

Sukir Kumar Mal
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be required for obtaining sanction Building Plan, Sale Deed/Transfer Deed in favour of intending Purchaser or before Notary Public or before any Oath Commissioner for similar purposes and development and portions of the building or apportionment to be construction at the said Premises.

10. To enter into Agreement/Instrument for negotiations or to finalise all sale pertaining to the Developer's allocation (save and except Owners' Allocation) of the building to be constructed at the said Premises on such terms and conditions considerations, stipulations, provisions as my said Attorney shall think fit and proper with any prospective Purchaser/Buyer(s) and to accept therefore any amount in advance/earnest money and agree to payment in instalments and the manner of full and final payment and to give valid receipts and discharges in respect thereof and to put the Purchaser/ Buyer(s) in possession of the Flat or portion agreed to be sold and/or transferred save and except the Owners' allocation.

11. To deliver possession and/or make over the constructed Flats/ Office/Car Parking Space pertaining to the Developer's allocation in terms of the said Development Agreement and to issue letter of possession in respect thereof and to do all and everything that shall be necessary for completing the sale, lease, assign or otherwise in compromise of the deal finalized, but such delivery of possession in favour of the intending Purchasers shall not be made until the Promoter hand over the Flat to the Owners in terms of the Agreement for Development.

12. To file complaint with the Magistrate or any other concerned authority for protecting the said Property/Premises and/or the buildings to

Sukir Kumar Mal

Ranita Halder

be constructed thereon against all unlawful acts, if done by anybody and prosecute the same.

13. To commence, prosecute, enforce, defend, answer and oppose allocations and other legal proceedings and demands, writ applications and any and all other proceedings touching any of the matters concerning the said property or any part thereof and to compromise, settle refer to arbitration and to settle and compromise all such actions and suits as shall be decided by our said Attorney.

14. To engage Architect, L. B. S. Solicitors, Advocates, and other legal agents and to sign Vokatnamas, Powers, authorisations and to revoke such appointments and to appoint others in his place and to make payment of their fees.

15. To pay and deposit all rates, taxes, sanction fees and all other charges, expenses and outgoings whatsoever payable for and on account of the said Premises or any part thereof and similarly to receive all incomings receivable for and on account of the said Premises or any part thereof and grant receipts confirmations and acknowledgements.

16. To pay all such moneys and incur all costs, charges and expenses from time to time as shall be required for the purpose of development of the said Premises and construction of the building and completion thereof.

17. To receive all moneys and grant receipts and discharges in respect of the amount to be received on sale and dispose of Flats/ Car Parking Space/Flat/Shop/Unit/Godown etc., save and except Owners' allocation.

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Ranita Halder

18. To obtain Drainage Connection, Water Connection from the Budge Budge Municipality and Electricity Connection from the CESC Limited and to bring utility services on our behalf.
19. To do all such other acts, deeds and things as shall be necessary from time to time for and in relation to and/or in connection with the aforesaid matters of development of the said Property/Premises and construction of the buildings and completion of projects in connection with intended building and constructions thereof AND we the Principals hereto do confirm accept and agree that all such shall be always binding on us and we do hereby ratify and confirm and agree to confirm and ratify all such acts, deeds and things that shall be done by the said Attorney by virtue of the authorities and powers hereby confirmed as our own acts, deeds and things as if done by us.
20. To pay and discharge all or any debt or debts, sum or sums due or hereafter to become due or owing by any person(s), Office, Local Authority relating to our said Premises and to receive valid receipt in our names and on our behalf.
21. To sell, transfer, convey and assign or otherwise dispose of the several Flats, Car Parking Space/Shop/Godown, etc., from the Developer's allocation in the Schedule below property (save and except **Owners' allocation as mentioned in the Development Agreement**) or any part thereof to any person, firm etc., and to sign execute and register all deeds, agreements, instruments and to do all acts and things as our said Attorney may deem necessary or proper for or in relation to all or any of the purposes or matters aforesaid.
22. To receive the consideration from the intending Buyer(s) in respect of the said Developer's allocation or any part thereof and to give proper

Subir Kumar Mal
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receipt thereof and to admit the receipt before the registering authority in our names and on our behalf.

23. For all or any purposes hereinbefore stated or otherwise to appear and represent us before all authorities and to sign and execute and submit all deeds, papers and documents relating to our said Premises which my said Attorney at his own discretion shall think, fit and proper.

24. To do all acts and things as may be necessary appropriate or expedient for such assurance as may be necessary for the completion of the sale as aforesaid from the Developer's allocation.

25. The Developer shall have right to amalgamate with the adjoining land by Deed of Exchange or Purchase or by sale to make one property and to which the Owners herein shall have no say or objection or the Owners will not cause any hindrance or objection in any way whatsoever and in such case the Owners will be entitled to get their fixed allocated portion as mentioned herein. The other area of the amalgamated Premises to be the exclusive property of the Developer and the Developer will be entitled to deal with the same according to his choice save and except the Owners' allocated area therein.

AND IT IS HEREBY declared and confirmed that Powers and authorities hereby granted and conferred shall remain in free during the continuance of the said Development Agreement **PROVIDED HOWEVER** that the Attorney shall not relate any financial liability on the Principals herein and shall always keep the Owners fully indemnified against all actions, suits, proceedings, costs, demands and expenses in respect thereof.

Sukir Kumar Mal
Ranita Halder

AND GENERALLY to do all acts, deeds, matters and things concerning the said Premises or in relation to the said Premises in which we may be interested and on our behalf to execute and do all acts, deeds, matters and things as fully and effectually in all respects as we ourselves could do the same, if personally present.

AND we hereby for ourselves, ratify and confirm, and agree to ratify and confirm all and whatsoever our said Attorney shall lawfully do or cause to be done in or about the said Premises notwithstanding no express power in that behalf is herein provided.

SCHEDULE ABOVE REFERRED TO

(Description of the Premises)

ALL THAT piece or parcel of bastu land measuring 18 Cottahs 15 Chittacks 5 Square Feet, more or less (plot of land measuring 17 Cottahs 0 Chinack 0 Square Feet plus land measuring 1 Cottah 15 Chittacks 5 Square feet of drain and common passage) together with structure measuring 840 Square Feet made of brick wall tile shed with cemented flooring and together with all easement and quasi-easement right including drain and common passage attached hereto standing thereon, lying and situated at lying and situated at Holding No. 24/3, Shahid Khudiram Bose Road, Nandanpur, Post Office and Police Station Budge Budge, within the Budge Budge Municipality Ward No. 12, Kolkata 700 137, District South 24 Parganas, at Mouza Garbhukta Nandanpur, J. L. No. 8, Touzi No. 353, R. S. No. 33, L. R. Khatian No. 5457 and 2250/1, L. R. Dag No. 960, R. S. Khatian No. 735, R. S. Dag No. 755 and the same is butted and bounded in the following manner :

ON THE NORTH : Land of R. S. Dag No. 797 and R. S. Dag No. 758

Sukir Kumar Mal

Ranita Halder

- ON THE EAST : By 32 Feet wide Shahid Khudiram Bose Road;
- ON THE SOUTH : By 12 Feet wide common Road.
- ON THE WEST : Land of Jagabandhu Goyali.

IN WITNESS WHEREOF we, (1) SUBIR KUMAR MAL and (2) RANITA HALDER have set our hands to this Power of Attorney on this 27th day of July, 2018.

WITNESSES

1. *Sanyid Das*

178/2 Dhasimalala
Road P.O.P.S Budge-
Budge No. 2 - 700137

2. Sangeeta Sankar.

5/0 Late Ashoke Bhuiya.

19, Deshbandhu
Chittaranjan Road.
Budge. Budge.
Kolkata - 700137.

Drafted by

Bhudeb Kumar Pal

Bhudeb Kumar Pal

Advocate,

Enrollment No. *NTS/496/1990*

Subir Kumar Mal

Ranita Halder

(SIGNATURE OF THE EXECUTANTS)

SUNRISE ERECTORS PVT. LTD.

Md. Sultan

Managing Director

(SIGNATURE OF THE ATTORNEY)












Typed by

Babulal

NEW VIJAYA












10, Old Post Office Street,

Kolkata - 700 001.

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












Name SUBIR KUMAR MAL

Signature Subir Kumar Mal

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

Name RANITA HALDER

Signature Ranita Halder

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

Name MOHAMMED SULTAN

Signature Md. Sultan

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

SUBIR KUMAR MAL
SUDHIR KUMAR MAL

20/12/1983
Permanent Account Number
AJFPM3823K

Subir Kumar Mal
Signature



In case this card is lost / found, kindly inform / return to :
Income Tax PAN Services Unit, UTIISL
Plot No. 3, Sector 11, CBD Belapur,
Navi Mumbai - 400 614.

यह कार्ड खो जाने पर कृपया सूचित करें/लौटाएं :
आयकर पैन सेवा यूनिट, UTIISL
प्लॉट नं. ३, सेक्टर ११, सी.बी.डी.बेलापुर,
नव मुंबई-४०० ६१४

Subir Kumar Mal



ভারত সরকার
 Authentication Authority of India

ভারতসংস্কৃতির আই ডি / Enrollment No.: 1190/23288/02068

To
 রানিতা হালদার
 Ranita Halder
 W/O: Monojit Halder
 87/E HALDER PARA ROAD
 Budge Budge (M)
 Budge Budge
 Budge Budge - I South 24 Parganas
 West Bengal 700137

22/11/2013
 79420061

MN794200617FT



আপনার আধার সংখ্যা / Your Aadhaar No. :

4607 2393 2176

আধার - সাধারণ মানুষের অধিকার



ভারত সরকার
 Government of India

রানিতা হালদার
 Ranita Halder
 পিতা : অশোক কুমার ভূইয়া
 Father : Ashoke Kumar Bhuiya
 জন্মতারিখ / DOB : 06/04/1985
 মহিলা / Female



4607 2393 2176

আধার - সাধারণ মানুষের অধিকার

Ranita Halder

आयकर विभाग

INCOME TAX DEPARTMENT

RANITA HALDER

ASHOKE KUMAR BHUIYA

06/04/1955

Permanent Account Number

AK/PH0891B

Signature



भारत सरकार

GOVT. OF INDIA



Ranita Halder



भारत सरकार
GOVERNMENT OF INDIA



सुलतान महम्मद
Sultan Mohammed
DOB: 25-08-1967
Gender: Male



8140 9848 2069

आधार - आम आदमी का अधिकार

Md. Sultan



भारतीय विशिष्ट पहचान प्राधिकरण
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

३९/४०, काब्रिठीरा सरानी, खिदिरपुर एस.ओ.,
कोलकाता, पश्चिम बंगाल, ७०००२३

Address:
37/4a, Kabitritha Sarani,
Khiddirpore S.o, Kolkata, West
Bengal, 700023



1947
1800 300 1947

help@uidai.gov.in

www.uidai.gov.in

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

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT OF INDIA

MOHAMMED SULTAN

ABDUL RAHIM

25/08/1967

Permanent Account Number

AEBPM9987R

Md. Sultan

Signature



01/2016

Md. Sultan

इस कार्ड के खोने/पाने पर कृपया सूचित करें/लौटारें:
आयकर पैन सेवा इकाई, एन एस डी एल
5 वीं मंजिल, मंत्री स्टर्लिंग,
प्लॉट नं. 341, सर्वे नं. 997/8,
मॉडल कॉलोनी, दीप बंगला चौक के पास,
पुणे - 411 016.

*If this card is lost / someone's lost card is found,
please inform / return to :*

Income Tax PAN Services Unit, NSDL
5th Floor, Mantri Sterling,
Plot No: 341, Survey No. 997/8,
Model Colony, Near Deep Bungalow Chowk,
Pune - 411 016.

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

आयकर विभाग
INCOME TAX DEPARTMENT

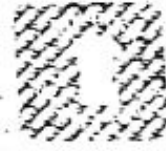
भारत सरकार
GOVT. OF INDIA



स्थायी लेखा संख्या कार्ड
Permanent Account Number Card

AARCS0088A

नाम / Name
SUNRISE ERECTORS PRIVATE LIMITED



निगमन/गठन की तारीख
Date of Incorporation / Formation
07/12/2011

02052016

SUNRISE ERECTORS PVT. LTD.

Md. Sultan

Managing Director

इस कार्ड के खोने / पाने पर कृपया सूचित करें / लौटाने :
आयकर पैन सेवा इकाई, एन एस डी एल
5 वीं मंजिल, मंत्री स्टर्लिंग, प्लॉट नं. 341, सर्वे नं. 997/8,
मॉडल कालोनी, दीप बंगला चौक के पास,
पुणे - 411 016.

*If this card is lost / someone's lost card is found,
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5th floor, Mantri Sterling,
Plot No. 341, Survey No. 997/8,
Model Colony, Near Deep Bungalow Chowk,
Pune - 411 016.

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



ভারতীয় বিশিষ্ট পরিচয় প্রদানকারী
ভারত সরকার
 Unique Identification Authority of India
Government of India

তালিকাভুক্তির আই ডি / Enrollment No. : 1190/23374/05292

11/01/2014

To
Subir Kumar Mal
 সুবীর কুমার মাল
 S/O: Sudhir Kumar Mal
 185/2
 DHARMATALA ROAD
 Budge Budge (M)
 Budge Budge, South 24 Parganas
 West Bengal - 700137



KL709771495FT
 70977149



আপনার আধার সংখ্যা / Your Aadhaar No. :

3700 3201 8538

আধার - সাধারণ মানুষের অধিকার

ভারত সরকার
 Government of India

সুবীর কুমার মাল
Subir Kumar Mal
 পিতা : সুবীর কুমার মাল
 Father : Sudhir Kumar Mal

জন্মতারিখ/DOB: 20/12/1983
 পুরুষ / Male

3700 3201 8538





আধার - সাধারণ মানুষের অধিকার

Subir Kumar Mal

Major Information of the Deed

Deed No :	I-1610-02194/2018	Date of Registration	27/07/2018
Query No / Year	1610-1000215891/2018	Office where deed is registered	
Query Date	27/07/2018 2:20:39 PM	A.D.S.R. BUDGE BUDGE, District: South 24-Parganas	
Applicant Name, Address & Other Details	Bhudeb Kumar Paul 38, Yusuf Sanfui Road, Thana : Budge Budge, District : South 24-Parganas, WEST BENGAL, PIN - 700137, Mobile No. : 9831518879, 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. 20,00,000/-	Rs. 96,29,500/-		
Stamp duty Paid(SD)	Registration Fee Paid		
Rs. 100/- (Article:48(g))	Rs. 21/- (Article:E, E)		
Remarks	Development Power of Attorney after Registered Development Agreement of [Deed No/Year]:- 161002185/2018 Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :

District: South 24-Parganas, P.S:- Budge Budge, Municipality: BUDGE-BUDGE, Road: Sahid Kshudiram Bose Road, Mouza: Garbhukta Nandanpur, Ward No: 12

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	LR-960	LR-5457	Bastu	Shali	18 Katha 15 Chatak 5 Sq Ft	19,00,000/-	93,77,500/-	Width of Approach Road: 32 Ft., Adjacent to Metal Road,
Grand Total :					31.2583Dec	19,00,000 /-	93,77,500 /-	



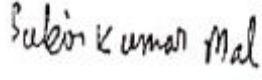


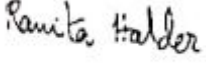
Structure Details :

Sch No	Structure Details	Area of Structure	Selforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	840 Sq Ft.	1,00,000/-	2,52,000/-	Structure Type: Structure
Gr. Floor, Area of floor : 840 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Tiles Shed, Extent of Completion: Complete					
Total :		840 sq ft	1,00,000 /-	2,52,000 /-	



Major Information of the Deed :- I-1610-02194/2018-27/07/2018

Principal Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name Shri Subir Kumar Mal (Presentant) Son of Shri Sudhir Kumar Mal Executed by: Self, Date of Execution: 27/07/2018 , Admitted by: Self, Date of Admission: 27/07/2018 ,Place : Office	Photo 	Fingerprint 	Signature 
	27/07/2018	LTI 27/07/2018	27/07/2018	
185/1, Dharmatala Road, P.O:- Budge Budge, P.S:- Budge Budge, District:-South 24-Parganas, West Bengal, India, PIN - 700137 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: AJFPM2823K, Status :Individual, Executed by: Self, Date of Execution: 27/07/2018 , Admitted by: Self, Date of Admission: 27/07/2018 ,Place : Office				
2	Name Smt Ranita Halder Wife of Shri Monojit Halder Executed by: Self, Date of Execution: 27/07/2018 , Admitted by: Self, Date of Admission: 27/07/2018 ,Place : Office	Photo 	Fingerprint 	Signature 
	27/07/2018	LTI 27/07/2018	27/07/2018	
73 B, Halder Para Road, P.O:- Budge Budge, P.S:- Budge Budge, District:-South 24-Parganas, West Bengal, India, PIN - 700137 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: AKVPH5891H, Status :Individual, Executed by: Self, Date of Execution: 27/07/2018 , Admitted by: Self, Date of Admission: 27/07/2018 ,Place : Office				



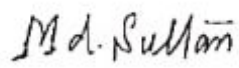
Attorney Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	M S SUNRISE ERECTORS PRIVATE LIMITED 11/1, Paddapukur East Lane, P.O:- Khidirpore, P.S:- Wattgunge, District:-South 24-Parganas, West Bengal, India, PIN - 700023 , PAN No.:: AARCS0088A, Status :Organization, Executed by: Representative			

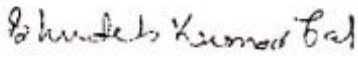


Major Information of the Deed :- I-1610-02194/2018-27/07/2018

Representative Details :

Sl No	Name, Address, Photo, Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Mohammed Sultan Son of Late Abdul Rahim Date of Execution - 27/07/2018, , Admitted by: Self, Date of Admission: 27/07/2018, Place of Admission of Execution: Office	 Jul 27 2018 3:19PM	 LTI 27/07/2018	 27/07/2018
37/4 A, Watgunge Street, P.O:- Khiddirpore, P.S:- Wattgunge, District:-South 24-Parganas, West Bengal, India, PIN - 700023, Sex: Male, By Caste: Muslim, Occupation: Business, Citizen of: India, , PAN No.:: AEBPM9987R Status : Representative, Representative of : M S SUNRISE ERECTORS PRIVATE LIMITED (as Director)				

Identifier Details :

Name & address	
Mr Bhudeb Kr Pal Son of Late Bibhuti Bhusan Pal 38, Yusuf Sanfui Road,, P.O:- Buge Budge, P.S:- Buge Budge, District:-South 24-Parganas, West Bengal, India, PIN - 700137, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , Identifier Of Shri Subir Kumar Mal, Smt Ranita Halder, Mohammed Sultan	27/07/2018
	

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Shri Subir Kumar Mal	M S SUNRISE ERECTORS PRIVATE LIMITED-15.6292 Dec
2	Smt Ranita Halder	M S SUNRISE ERECTORS PRIVATE LIMITED-15.6292 Dec

Transfer of property for S1

Sl.No	From	To. with area (Name-Area)
1	Shri Subir Kumar Mal	M S SUNRISE ERECTORS PRIVATE LIMITED-420.00000000 Sq Ft
2	Smt Ranita Halder	M S SUNRISE ERECTORS PRIVATE LIMITED-420.00000000 Sq Ft



Major Information of the Deed :- I-1610-02194/2018-27/07/2018

Land Details as per Land Record

District: South 24-Parganas, P.S:- Budge Budge, Municipality: BUDGE-BUDGE, Road: Sahid Kshudiram Bose Road, Mouza: Garbhukta Nandanpur, Ward No: 12

Sch No	Plot & Khatian Number	Details Of Land
L1	LR Plot No:- 960(Corresponding RS Plot No:- 755), LR Khatian No:- 5457	Owner:সুধীর কুমার মাল, Gurdian:সুধীর কুমার, Address:185/1,ধর্মতলা রোড, বজবজ, কোল-137, Classification:শাপি, Area:0.19000000 Acre,

Endorsement For Deed Number : I - 161002194 / 2018

On 27-07-2018

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.

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

Presented for registration at 14:00 hrs on 27-07-2018, at the Office of the A.D.S.R. BUDGE BUDGE by Shri Subir Kumar Mal , one of the Executants.

Certificate of Market Value(WB PUVI rules of 2001)

Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs 96,29,500/-

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

Execution is admitted on 27/07/2018 by 1. Shri Subir Kumar Mal, Son of Shri Sudhir Kumar Mal, 185/1, Dharmatala Road, P.O: Budge Budge, Thana: Budge Budge, , South 24-Parganas, WEST BENGAL, India, PIN - 700137, by caste Hindu, by Profession Business, 2. Smt Ranita Halder, Wife of Shri Monojit Halder, 73 B, Halder Para Road, P.O: Budge Budge, Thana: Budge Budge, , South 24-Parganas, WEST BENGAL, India, PIN - 700137, by caste Hindu, by Profession House wife

Indetified by Mr Bhudeb Kr Pal, , Son of Late Bibhuti Bhusan Pal, 38, Yusuf Sanfui Road,, P.O: Buge Budge, Thana: Budge Budge, , South 24-Parganas, WEST BENGAL, India, PIN - 700137, by caste Hindu, by profession Business

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

Execution is admitted on 27-07-2018 by Mohammed Sultan, Director, M S SUNRISE ERECTORS PRIVATE LIMITED, 11/1, Paddapukur East Lane, P.O:- Khiddirpore, P.S:- Wattgunge, District:-South 24-Parganas, West Bengal, India, PIN - 700023

Indetified by Mr Bhudeb Kr Pal, , Son of Late Bibhuti Bhusan Pal, 38, Yusuf Sanfui Road,, P.O: Buge Budge, Thana: Budge Budge, , South 24-Parganas, WEST BENGAL, India, PIN - 700137, by caste Hindu, by profession Business

Payment of Fees

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

Payment of Stamp Duty

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

Description of Stamp

1. Stamp: Type: Impressed, Serial no A364996, Amount: Rs.100/-, Date of Purchase: 26/07/2018, Vendor name: Subhankar Das



Attnd.

Dilip Kumar Mandal
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. BUDGE BUDGE
South 24-Parganas, West Bengal

Major Information of the Deed :- I-1610-02194/2018-27/07/2018

30/07/2018 Query No:-16101000215891 / 2018 Deed No :I - 161002194 / 2018, Document is digitally signed.

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1610-2018, Page from 55184 to 55214
being No 161002194 for the year 2018.



Dilip Kumar Mandal

Digitally signed by DILIP KUMAR
MONDAL
Date: 2018.07.30 12:54:06 +05:30
Reason: Digital Signing of Deed.

(Dilip Kumar Mandal) 30-07-2018 12:53:59
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. BUDGE BUDGE
West Bengal.

(This document is digitally signed.)