

1406/2021

-:1:-

D-01339/2021



পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

AE 515249

certified that the documents admitted to registration. The signature sheet and the endorsement sheets attached with the this document are the part of this document

Additional Sub Registrar  
Barrackpore 24 Pos (M)  
03 MAR 2021

**DEVELOPMENT POWER OF ATTORNEY.**

1. Date : 23<sup>rd</sup> Day of March, 2021.
2. Nature of Document : Development Power of Attorney .
3. Parties : Collectively the following and shall include their respective successors-in-interest :

287.489219/21



**3.1 FIRST PARTY/OWNER CUM PRINCIPAL:**

**EASTERN INFRASTRUCTURE, a partnership Firm**

**PAN No. AAEFE0765A**

**Office Address:-** 548, S.N. Banerjee Road, Manirampur, Mistrighat, P.O. & P.S. Barrackpore, District North 24 Parganas, Kolkata 700120.

**Represented by :-**

**Partner:- ARUP SINGHA ROY** son of Late Shakti Prasad Singha Roy

**PAN : ALOPS2386L**

**Address :** 548, S.N Banerjee Road, Mistri Ghat, Monirampur, P.O & P.S-Barrackpore, Dist-North 24 Parganas, Kolkata-700 120 hereinafter referred to as the **"FIRST PARTY/OWNER CUM PRINCIPAL"** (which term or expression shall unless excluded by or repugnant to the context be deemed to mean and include its respective successors-in-office, partners, executors, legal representatives, administrators and/or assigns) **SEND**

**GREETINGS:**

**3.2 DEVELOPER CUM ATTORNEY:**

**EASTERN DEVCON LIMITED, a limited company incorporated under the Companies Act, 1956.**

**PAN : AADCS5138F**

**Office Address :** 548, S.N. Banerjee Road, Mistri Ghat, Monirampur, P.O & P.S-Barrackpore, Dist-North 24 Parganas, Kolkata-700 120.

**Represented by :**

**Director : Arpan Singha Roy** son of Arun Singha Roy

**PAN : BKQPR5005R**

**Address :** 548, S.N. Banerjee Road, Mistri Ghat, Monirampur, P.O & P.S-Barrackpore, Dist-North 24 Parganas, Kolkata-700 120 hereinafter herein after referred to as the **"SECOND PARTY/ DEVELOPER CUM CONSTITUTED ATTORNEY"** (which term or expression shall unless excluded by or repugnant to the context be deemed to mean and include its respective successors-in-office, executors, legal representatives, administrators and/or assigns)

**3.3. LAND : ALL THAT a plot of Homestead** Land measuring about 27 Decimals out of which 04 Decimals of Bastu Land comprised in the L.R Dag No-565, 06 Decimals of Bastu Land comprised in the L.R Dag No-565/868, 07 Decimals of Bastu land comprised in the L.R Dag No-569 and 10 Decimals of Bastu Land comprised in the L.R Dag No-573, in the L.R Khatian No-5062 corresponding to the L.R Khatian No-1765, 3815, 4889, 718, 1702 & 1080 at Mouza-Manirampur, J.L No-02, P.S-Barrackpore, Holding No-148, S.N Banerjee Road, Ward No-23 of the North Barrackpore Municipality, Dist-North 24 Parganas.

3.4 By a Registered Development Agreement dated /03/2021 which has been registered in the office of A.D.S.R – Barrackpore, North 24 Parganas, and recorded in Book No. 1, Being No 15050 1321 for the year 2021 "the SAID AGREEMENT", the Owner has engaged and empowered under certain terms and conditions appearing therein in the said Development Agreement said **EASTERN DEVCON LIMITED , PAN : AADCE4093K Office Address : 548, S.N Banerjee Road, Mistri Ghat, Monirampur, P.O & P.S-Barrackpore, Dist North 24 Parganas, Kolkata-700 120, Represented by : Director : ARPAN SINGHA ROY PAN : BKQPR5005R** son of Arun Singha Roy, **Address : 548, S.N Banerjee Road, Mistri Ghat, Monirampur, P.O & P.S-Barrackpore, Dist-North 24 Parganas, Kolkata-700 120** as its developer to construct and execute the proposed project over his aforesaid land.

3.5 That in reference to the "Said Agreement" the Owner is desirous of granting necessary powers and authorities to the Developer Company herein Eastern Devcon Limited , inter alia, for the purpose of effective and speedy execution of the Scheme as per terms of the Said Agreement.

**KNOWN THESE PRESENTS** that the above mentioned First Party/Owner cum Principal herein do thereby contracted with and hereby nominate, constitute and appoint my Developer herein the Said **EASTERN DEVCON LIMITED , PAN : AADCE4093K Office Address : 548, S.N Banerjee Road, Mistri Ghat, Monirampur, P.O & P.S-Barrackpore, Dist North 24 Parganas, Kolkata-700 120, Represented by : Director : ARPAN SINGHA ROY PAN : BKQPR5005R** son of Arun Singha Roy, **Address : 548, S.N Banerjee Road, Mistri Ghat, Monirampur, P.O & P.S-Barrackpore, Dist-North 24 Parganas, Kolkata-700 120** as its true and lawful Attorney and Agent, to execute and perform or cause to be done, executed and performed all or any of the following acts, deeds, matters and things as mentioned hereafter :-

1. To receive possession of the Land from the Owner and to hold, manage and maintain such possession in accordance with the terms of the said Agreement.
2. To enter into, hold and defend possession of the Land and every part thereof and / also to manage, maintain and administer the Land and the Buildings and Constructions to be constructed thereon and every part thereof in accordance with the provisions of the said Agreement.
3. To have the Land developed by construction of the Complex in terms of the provisions of the said Agreement in accordance with the Plan sanctioned by all appropriate Authorities and for the said purpose to do soil testing, excavation and all other preparatory work necessary for commencement of construction.
4. To prepare and/or cause to be prepared, the Building Plans in respect of the Complex and obtain the sanction of such plans from all appropriate Authorities.

5. To cause from time to time such modifications or alterations to the Building Plans as the Developer cum Attorney herein deems fit and also cause such renewal or revalidation thereof as may be necessary in such manner and to such extent as the Second Party may decide.
6. To sign, affirm, execute, submit and deliver all Applications, Undertakings, Declarations, Affidavits plans, letters and other documents and writings and to do all acts, deeds, and things as may be required in connection with the obtaining he Second Party of all the sanctions and approvals, including revisions, renewals thereof, required to be obtained for commencing and carrying out the Project Development.
7. To apply for and obtain temporary and/or permanent connections of water, electricity, power, drainage, sewerage and/or other utilities, inputs and facilities from all State or Central Government Authorities and statutory or other bodies required for the Project Development.
8. To appear before all necessary authorities, including office of local Panchayat, or Municipality, Zilla Parishad, B.L.&L.R.O, S.D. & L.R.O, D.L.&L.R.O, Road Transport Authority etc. Fire Brigade, Competent Courts and Police , in connection with Project Development.
9. To apply for and obtain such permissions, as be necessary, for obtaining steel, cement, bricks and other construction and building materials and construction equipment's and toappoint contractors and/or sub-contractors for the purpose of Project Development.
10. To warn off and prohibit any trespassers on the Land or any parts thereof and to appropriate steps, whether by legal action or otherwise, to prevent any trespassing on the Land.
11. To decide the specifications for construction, fittings, fixtures, equipment's and installations in respect of the Project Developments and also of subsequent variations/alterations thereof as the Second Party deems fit.
12. To solely decide the quality of materials and specifications for construction and of equipment's, installations at the Project Development.
13. To identify and provide for the Common Portions in the Project Development in terms of the said Agreement, to select and appoint the Architect/Architects, Construction Engineer/Engineers, Contractors, Sub-contractors mid the entire team of people required for the Development mid to negotiate and finalize the terms and conditions of their appointment. Further, to adopt such process for selection of the team as it may consider proper.
14. To decide the rates, prices and payment schedules of the Transferable Areas without consultation with the Owner cum Principal .

15. To negotiate for sale and/or transfer the entire building or any part thereof and to enter into agreements for sale thereof or part thereof with such purchaser(s) and to prepare and execute sale deeds, present the same for registration and admit execution of such Sale Deeds and/or Deeds of Transfer in respect of the same or any part thereof, before the jurisdictional Registrar and to receive the earnest money, consideration money in part or full for sale of the same or any part thereof and to issue valid receipt thereof and to do and execute other related matters and to deliver possession of such part concerning such Sale Deed(s) to such purchaser to complete such sale/transfer effectually.
16. In case the First Party/Owner cum Principal wishes that the Developer cum Attorney will facilitate the marketing and transfer of the said intended building or buildings:
  - (a) to negotiate for sale and/ or transfer of the various Units in the Project Development together with the undivided share in the Land and the rights appurtenant thereto both in respect of the First Party's/Owner cum Principal's Allocation and the Developer cum Attorney's Allocation and to enter into Agreements including Sale Agreement containing such provisions and with such Purchaser or purchasers as the Developer cum Attorney deems fit and also to receive the consideration and to pay to the First Party/Owner cum Principal the agreed ratio of consideration payable in respect of the Units, undivided share in the Land and the rights appurtenant thereto comprised in the First Party's/Owner's cum Principal's Allocation only as per the mode of the terms and conditions of the Development Agreement herein the "Said Agreement".
  - (b) to sign, execute, enter into, modify, cancel Sale Deeds or Conveyances and to admit execution thereof and get such documents duly registered and to sign all other papers, documents, declarations, affidavits, applications, returns and other writings as may in any way be necessary in connection the Project Development and also transfer of the Transferable Areas comprised in the Project Development.
17. To appoint at its costs Brokers, Sub-Brokers and other marketing agents for the transfer of the Transferable Areas.
18. To decide the marketing strategy, branding, budget, selection of publicity materials, media etc. best suited for the marketing of the Project Development.
19. To prepare and/or cause to be prepared all Agreements and Documents of transfer in respect of the transfer of the Transferable Areas in the Project Development.
20. Upon completion of the Project Development, to form one or more Associations which may be a Society or a Company or a Co-operative Society as may be deemed fit and expedient for the Common Purposes and to sign, execute and 'affirm all documents and declarations, statutory or otherwise, and to appear before all appropriate Authorities as may be necessary for the formation of such Association.

21. Until formation of the Association and the hand-over of the charge of Common Association, to appoint different Agencies or Associations for any s relating to Common Purpose at such consideration and on such terms and conditions as the Second Party may deem fit and proper.
22. To commence, prosecute, enforce, defend, answer or oppose all actions or other legal proceedings, including arbitration proceedings and demands, touching any of (the matters arising out of the said Agreement and also if thought fit, to compromise, refer to arbitration, abandon, submit to judgment or become nonsuited in any such action or proceeding as aforesaid, before any Court, Civil, Criminal or Revenue, including, Rent Controller and Small Causes Court.
23. To accept notices and service of papers from any Court, Tribunal, Postal and/or other authorities and/or persons.
24. Upon completion of the Project Development, to sign and submit all papers, applications and documents for having the separation, amalgamation and mutation, if necessary, effected in all public records and with all authorities and/or persons, including, the Municipal/Corporation/ Panchayat, in respect of the Land, and if necessary, to deal with such authority and authorities in any manner, to have such separation amalgamation and mutation effected, if necessary.
25. From the date of making over exclusive permission possession of the Land to the Developer cum Attorney until receipt of the Completion Certificate, to pay all outgoings, and taxes including Municipal Tax, Land Revenue and other charges whatsoever, payable for and on account of the Land (excluding arrears) and receive refunds and other moneys, including, compensation of any nature and to grant valid receipts and/or discharges therefore.

**AND** the First Party/Owner cum Principal do hereby ratify and confirm and agree to ratify and confirm all and whatsoever my Said Developer cum Attorney shall lawfully do or cause to be done-in or about the aforesaid premises, in accordance with said Agreement.

**THE SCHEDULE OF THE PROPERTY**

ALL THAT a plot of Homestead Land measuring about 27 Decimals out of which 04 Decimals of Bastu Land comprised in the L.R Dag No-565, 06 Decimals of Bastu Land comprised in the L.R Dag No-565/868, 07 Decimals of Bastu land comprised in the L.R Dag No-569 and 10 Decimals of Bastu Land comprised in the L.R Dag No-573, in the L.R Khatian No-5062 corresponding to the L.R Khatian No-1765, 3815, 4889, 718, 1702 & 1080 at Mouza-Manirampur, J.L No-02, P.S-Barrackpore, Holding No-148, S.N Banerjee Road, Ward No-23 of the North Barrackpore Municipality, Dist-North 24 Parganas which is butted and bounded as follows:-

By the North:- House of Late Nimu Dutta, Mr. Chakroborty, Mr. D. Sanyal, and A.Shaw,

By the South:- 40' ft S.N, Banerjee Road, House of A.Shaw, and Late B. Ghosh,

By the East - : House of Mr. Chakroborty, Mr. D. Sanyal, Late B.Ghosh, and B.S. Banerjee Road,

By the West - : House Of Mr. Raju Dey, A. Shaw and Mr. Debnath.

**IN WITNESS WHEREOF** we, the Parties, hereto do hereby set and. subscribed respective hands, seal and signatures on this day 03<sup>rd</sup> March, 2021.

**SIGNED,SEALED AND DELIVERED**

by the Parties in the presence of :

**WITNESSES**

① Sahajand  
Monagala,  
P.S- Gidher  
Kat- 700110

For Eastern Infrastructure  
  
Partner


**SIGNATURE OF THE FIRST PARTY/OWNER CUM PRINCIPAL**

② Susmita Moudal  
Barrackpore  
PS Titagarh

EASTERN DEVCON LIMITED  
  
Director

**SIGNATURE OF THE SECOND PARTY/DEVELOPER CUM ATTORNEY**

DRAFTED & PREPARED BY ME IN MY OFFICE

  
SK. MEHBOUB RAHMAN  
(ADVOCATE)

EN.No. F-2445/2463/02  
ATGHARA, NEW TOWN METRO PLAZA  
CHINER PARK, KOLKATA 700136




SIGNATURE OF THE  
PRESENTANT /  
EXECUTANT / SALLER/  
BUYER/CAIMENT  
WITH PHOTO


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

N.B. -

LH BOX- SMALL TO THUMB PRINTS  
R.H. BOX - THUMB TO SMALL PRINTS

 Arup Sengupta	LH					
	RH.					

ATTESTED :- Arup Sengupta

 Aopon Singh	LH					
	RH.					

ATTESTED :- Aopon Singh

PHOTO	LH.					
	RH.					

ATTESTED :-



For Eastern Infrastructure  
*Temp Seal*  
Partners

आयकर विभाग  
INCOME TAX DEPARTMENT  
ARUP SINGHAROY  
SAKTI PRASAD SINGHA ROY

भारत सरकार  
GOVT. OF INDIA

12/05/1972  
Permanent Account Number  
ALOPS2386L

  
Signature


Arup Singh Roy

भारत सरकार  
GOVERNMENT OF INDIA



अरुण सिंह राय  
Anup Singha Roy  
जन्मतिथि/ DOB: 12/05/1972  
पुरुष / MALE




2946 8393 1640

आधार - आधार मानव अधिकार

भारतीय विशिष्ट पहचान प्राधिकरण  
UNIQUE IDENTIFICATION AUTHORITY OF INDIA



ठिकाना: Address

उप/व: सक्ति प्रसाद सिंह राय, S/O: Sakti Prasad Singha  
548, 3म 3म बाणारी (रौत), Roy, 548, S N BANERJEE  
बी 3म 3म 3म 3म, ROAD, B Y M A CLUB,  
मनिरामपुर, नर्थ बर्रामपुर MONIRAMPURE, North  
(म). ई-28 पारगना, Barrackpore (m), North 24  
पश्चिम बंग - 700120 Parganas,  
West Bengal - 700120

2946 8393 1640



1247 help@uidai.gov.in www.uidai.gov.in P.O. Box No. 1247, Bangalore-560 001

Anup Singha Roy



EASTERN DEVCON LIMITED  
*Aopen Singh R. J.*  
Director

आयकर विभाग  
INCOME TAX DEPARTMENT

भारत सरकार  
GOVT. OF INDIA

ARPAN SINGHA ROY  
ARUN SINGHA ROY  
25/05/1987

Permanent Account Number  
BKQPR5005R

*Arpan Singh Roy*  
Signature



*Arpan Singh Roy*



भारत सरकार  
Government of India



Arpan Singha Roy  
Arpan Singha Roy  
जन्म तिथि/DOB: 25/05/1987  
पुरुष/ MALE



6034 1728 3397  
VID: 9151 4717 4386 9678

मेरा आधार, मेरी पहचान



भारतीय विशिष्ट पहचान प्राधिकरण  
Unique Identification Authority of India

पता:  
S/O अरुण सिंह राय, मेदगच्छी कलना, थाना कलना, ..  
पोस्ट ऑफिस के पास, मेदगच्छी पैकपारा, बर्द्धमान,  
वेस्ट बंगाल - 713405

**Address:**  
S/O Arun Singha Roy, Medgachi Kalna,  
Thana Kalna, , Near Post Office,  
Medgachhi Paikpara, Bardhaman,  
West Bengal - 713405



QR Code with Photograph

6034 1728 3397  
VID: 9151 4717 4386 9678

1947

help@uidai.gov.in

www.uidai.gov.in

Arpan Singha Roy



**RESOLUTION**

Date - 1st July 2019

**RESOLVED** that ARUP SINGHA ROY son of Late Shakti Prasad Singha Roy residing at 548, S.N Banerjee Road, Manirampur, Mistri ghat, P.O & P.S.- Barrackpore, Dist. North 24 Parganas, Kolkata- 700120 is hereby authorized to represent the firm "Eastern Infrastructure" in respect of one Development Agreement and Development Power of Attorney in respect of the land of the Firm measuring about 27 decimals at mouza- Manirampur, L.R dag No.- 565, 565/868, 569 and 573 being holding No. -148, S.N. Banerje Road, ward no.- 23 of the North Barrackpore municipality, North 24 Paraganas with EASTERN DEVCON LIMITED.

For Eastern Infrastructure

*Arup Singha Roy*  
Partners

**Signature of the Authorised Person.**

**From**

**Attested by us.**

For Eastern Infrastructure

*Whananjy Datta*  
Partners

For Eastern Infrastructure

*Apur Singh Roy*  
Partners

For Eastern Infrastructure

*Rajesh*  
Partners

1. For Eastern Infrastructure

*Whananjy Datta*  
Partners

2. For Eastern Infrastructure

*Apur Singh Roy*  
Partners

3. For Eastern Infrastructure

*Rajesh*  
Partners





RESOLUTION

It is resolved that on this day of 1<sup>st</sup> July 2019 the Board of Directors have engaged and appointed Arpan Singha Roy son of Arun Singha Roy, by faith Hindu, by nationality Indian, by occupation Business, working for gain at 548, S.N Banerjee Road, Mistryghat, Monirampur, P.O & P.S- Barrackpore, Dist. North 24 Parganas, Kolkata-700 120 the one of the Director of Eastern Devcon Limited to represent the Eastern Devcon Limited as the Vendor and/or Developer in all deed of sale causing transfer of the House Building Project of Eastern Aahana, Eastern Riviera, eastern Nest and Eastern City to the respective transferee or transferees and present the said deed of sale for its registration before the concern office of the registration.

From

Signature of Arpan Singha Roy is hereby attested by us.

EASTERN DEVCON LIMITED

*Arpan Singha Roy*  
(Arpan Singha Roy) Director

Seal and Signature of the Directors.

EASTERN DEVCON LIMITED

*Whemangy Jaha*  
Director

EASTERN DEVCON LIMITED

*Arpan Singha Roy*

Seal and Signature of the Directors.

EASTERN DEVCON LIMITED

*Kanjib*  
Director

EASTERN DEVCON LIMITED

*Kanjib*  
Director

EASTERN DEVCON LIMITED

*Whemangy Jaha*

EASTERN DEVCON LIMITED

*Arpan Singha Roy*  
Director

## Major Information of the Deed

Deed No :	I-1505-01339/2021	Date of Registration	03/03/2021
Query No / Year	1505-8000489219/2021	Office where deed is registered	
Query Date	03/03/2021 2:20:16 PM	1505-8000489219/2021	
Applicant Name, Address & Other Details	Sk Mehebubar Rahman Kaikhali, Thana : Airport, District : North 24-Parganas, WEST BENGAL, Mobile No : 9051388883, 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 4/-	Rs. 5,40,00,000/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs 100/- (Article:48(g))	Rs. 21/- (Article:E, E)		
Remarks	Development Power of Attorney after Registered Development Agreement of [Deed No/Year] - 150501324/2021 Received Rs. 50/- ( FIFTY only ) from the applicant for issuing the assement slip (Urban area)		

### Land Details :

District: North 24-Parganas, P.S:- Barrackpore, Municipality: NORTH BARRACKPORE, Road: S.N. Banerjee Road, Mouza: Monirampur, Pin Code : 700120

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-565	LR-5062	Commercial Use	Bastu	4 Dec	1/-	80,00,000/-	Property is on Road Adjacent to Metal Road, , Project Name :
L2	LR-565/868	LR-5062	Commercial Use	Bastu	6 Dec	1/-	1,20,00,000/-	Property is on Road Adjacent to Metal Road, , Project Name :
L3	LR-569	LR-5062	Commercial Use	Bastu	7 Dec	1/-	1,40,00,000/-	Property is on Road Adjacent to Metal Road, , Project Name :
L4	LR-573	LR-5062	Commercial Use	Bastu	10 Dec	1/-	2,00,00,000/-	Property is on Road Adjacent to Metal Road, , Project Name :
		<b>TOTAL :</b>			<b>27Dec</b>	<b>4 /-</b>	<b>540,00,000 /-</b>	
		<b>Grand Total :</b>			<b>27Dec</b>	<b>4 /-</b>	<b>540,00,000 /-</b>	






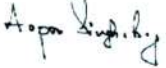
## Principal Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	<b>EASTERN INFRASTRUCTURE</b> 548, S N. BANERJEE ROAD, MONIRAMPUR, MISTRYGHAT, P.O:- BARRACKPORE, P.S:- Barrackpore, Barrackpore, District -North 24-Parganas, West Bengal, India, PIN - 700120 , PAN No.:: AAxxxxxx5A,Aadhaar No Not Provided, Status :Organization, Executed by: Representative, Executed by: Representative

## Attorney Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	<b>EASTERN DEVCON LIMITED</b> 548, S N. BANERJEE ROAD, MONIRAMPUR, MISTRYGHAT, P.O:- BARRACKPORE, P.S:- Barrackpore, Barrackpore, District -North 24-Parganas, West Bengal, India, PIN - 700120 , PAN No.:: AAxxxxxx3K,Aadhaar No Not Provided, Status :Organization, Executed by: Representative

## Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	<b>Name</b>	<b>Photo</b>	<b>Finger Print</b>	<b>Signature</b>
	<b>Mr ARUP SINGHA ROY</b> <b>(Presentant)</b> Son of Late SHAKTI PRASAD SINGHA ROY Date of Execution - 03/03/2021, , Admitted by: Self, Date of Admission: 03/03/2021, Place of Admission of Execution: Office	 <small>Mar 3 2021 3:09PM</small>	 <small>LTI 03/03/2021</small>	 <small>03/03/2021</small>
	548, S.N. BANERJEE ROAD, MONIRAMPUR, MISTRYGHAT, P.O:- BARRACKPORE, P.S:- Barrackpore, Barrackpore, District:-North 24-Parganas, West Bengal, India, PIN - 700120, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: ALxxxxxx6L,Aadhaar No Not Provided Status : Representative, Representative of : EASTERN INFRASTRUCTURE (as PARTNER)			
2	<b>Name</b>	<b>Photo</b>	<b>Finger Print</b>	<b>Signature</b>
	<b>Mr ARPAN SINGHA ROY</b> Son of Mr ARUN SINGHA ROY Date of Execution - 03/03/2021, , Admitted by: Self, Date of Admission: 03/03/2021, Place of Admission of Execution: Office	 <small>Mar 3 2021 3:09PM</small>	 <small>LTI 03/03/2021</small>	 <small>03/03/2021</small>
	548, S.N. BANERJEE ROAD. MONIRAMPUR, MISTRYGHAT, P.O:- BARRACKPORE, P.S:- Barrackpore, Barrackpore, District:-North 24-Parganas, West Bengal, India, PIN - 700120, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: BKxxxxxx5R,Aadhaar No Not Provided Status : Representative, Representative of : EASTERN DEVCON LIMITED (as DIRECTOR)			

**Identifier Details :**

Name	Photo	Finger Print	Signature
<b>Sahajamal Khan</b> Son of M Khan Muragacha, P.O:- Jugberia, P.S - Ghola, District -North 24-Parganas, West Bengal, India, PIN - 700110			
	03/03/2021	03/03/2021	03/03/2021
Identifier Of Mr ARUP SINGHA ROY, Mr ARPAN SINGHA ROY			

**Transfer of property for L1**

SI.No	From	To. with area (Name-Area)
1	EASTERN INFRASTRUCTURE	EASTERN DEVCON LIMITED-4 Dec

**Transfer of property for L2**

SI.No	From	To. with area (Name-Area)
1	EASTERN INFRASTRUCTURE	EASTERN DEVCON LIMITED-6 Dec

**Transfer of property for L3**

SI.No	From	To. with area (Name-Area)
1	EASTERN INFRASTRUCTURE	EASTERN DEVCON LIMITED-7 Dec

**Transfer of property for L4**

SI.No	From	To. with area (Name-Area)
1	EASTERN INFRASTRUCTURE	EASTERN DEVCON LIMITED-10 Dec

**Land Details as per Land Record**

District: North 24-Parganas, P.S:- Barrackpore, Municipality: NORTH BARRACKPORE, Road: S.N. Banerjee Road,  
 Mouza: Monirampur, Pin Code : 700120

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 565, LR Khatian No:- 5062	Owner:ইস্টার্ন ইনফ্রাস্ট্রাকচার এর পক্ষে অরূপ সিংহ রায়, Gurdian:শক্তি প্রসাদ, Address:নিজ , Classification:বান্ধ, Area:0.04000000 Acre,	Owner Name not selected by applicant.
L2	LR Plot No:- 565/868, LR Khatian No:- 5062	Owner:ইস্টার্ন ইনফ্রাস্ট্রাকচার এর পক্ষে অরূপ সিংহ রায়, Gurdian:শক্তি প্রসাদ, Address:নিজ , Classification:ডাঙ্গা, Area:0.06000000 Acre,	Owner Name not selected by applicant.
L3	LR Plot No:- 569, LR Khatian No:- 5062	Owner:ইস্টার্ন ইনফ্রাস্ট্রাকচার এর পক্ষে অরূপ সিংহ রায়, Gurdian:শক্তি প্রসাদ, Address:নিজ , Classification:বান্ধ, Area:0.07000000 Acre,	Owner Name not selected by applicant.

L4	LR Plot No - 573, LR Khatian No:- 5062	Owner: इन्टार्न इनफार्मेटिकाचार एर पम्के अवुल सिंह रास, Gurdian: शक्ति प्रसाद, Address: बिज . Classification: काउ, Area: 0.10000000 Acre,	Owner Name not selected by applicant.
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On 03-03-2021

**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 33 hrs on 03-03-2021, at the Office of the A D S R BARRACKPORE by Mr ARUP SINGHA ROY .

**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 5,40,00,000/-

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

Execution is admitted on 03-03-2021 by Mr ARUP SINGHA ROY, PARTNER, EASTERN INFRASTRUCTURE, 548, S N BANERJEE ROAD, MONIRAMPUR, MISTRYGHAT, P.O - BARRACKPORE, P.S - Barrackpore, Barrackpore, District -North 24-Parganas, West Bengal, India, PIN - 700120

Identified by Sahajamal Khan, . . Son of M Khan, Muragacha, P.O: Jugberia, Thana: Ghola, . North 24-Parganas, WEST BENGAL, India, PIN - 700110, by caste Muslim, by profession Law Clerk

Execution is admitted on 03-03-2021 by Mr ARPAN SINGHA ROY, DIRECTOR, EASTERN DEVCON LIMITED, 548, S N BANERJEE ROAD, MONIRAMPUR, MISTRYGHAT, P.O:- BARRACKPORE, P.S:- Barrackpore, Barrackpore, District -North 24-Parganas, West Bengal, India, PIN - 700120

Identified by Sahajamal Khan, . . Son of M Khan, Muragacha, P.O: Jugberia, Thana: Ghola, . North 24-Parganas, WEST BENGAL, India, PIN - 700110, by caste Muslim, by profession Law Clerk

**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 447, Amount: Rs.100/-, Date of Purchase: 02/03/2021, Vendor name: Jayanta Kr Bose



**Asis Kumar Dutta**  
**ADDITIONAL DISTRICT SUB-REGISTRAR**  
**OFFICE OF THE A.D.S.R. BARRACKPORE**  
**North 24-Parganas, West Bengal**

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

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being No 150501339 for the year 2021.



Digitally signed by ASIS KUMAR DUTTA  
Date: 2021.03.03 16:10:47 +05:30  
Reason: Digital Signing of Deed.

(Asis Kumar Dutta) 2021/03/03 04:10:47 PM  
ADDITIONAL DISTRICT SUB-REGISTRAR  
OFFICE OF THE A.D.S.R. BARRACKPORE  
West Bengal.

**(This document is digitally signed.)**