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J-14536/19



Certified that the document is annexed to
 & the original document is deposited
 with this document's are the part of this
 document.

Additional District Sub-Registrar
 Rajshahi New town, North 24-Pgs.

5 DEC 2019

**DEVELOPER'S POWER OF ATTORNEY UNDER REGISTERED DEVELOPMENT
 AGREEMENT**

KNOW ALL TO WHOM THESE PRESENTS SHALL COME (1) I, MRS. JYOTI GUPTA, (having PAN no - AFVPG4781L & AADHAAR No. 8278 9747 3830) wife of Sri. Sanjay Gupta, both by Nationality Indians, by Faith Hindu, by Occupation Business, residing at Dwarka Vedmani, AD-169, Sector-1, Salt Lake City, P.O.- Bidhannagar, P.S. - Bidhannagar North, Dist. - 24 Parganas North, Kolkata -700064, being the representing common Director of (1) M/S. BRIJDHARA COMPLEX PVT. LTD. (PAN - AAFCB5850K) (2) M/S. GANESHDHAM PRJOECTS PVT. LTD. (PAN -- AAFCG2596M) (3) M/S. CENTERIO REALTORS PVT. LTD. (PAN - AAFCC4953Q) AND (2) I MR. GOPAL PRASAD GUPTA (having PAN No. ADVPG3111G & AADHAAR No. 5493 3644 0967) s/o Late. Dwarika Lal Gupta, by Faith Hindu, by Nationality Indian, residing at Dwarka Vedmani, AD-169, Salt Lake City, Sector- I, P.O.: Bidhannagar, P.S.: Bidhannagar North, Kolkata- 700064, being the representing common Director of (4) M/S. GIRIKUNJ PROJECTS PVT. LTD. (PAN - AAFCG4316D) (5) M/S. TRILOK VINIMAY PVT. LTD. (PAN - AADCT0988J) all the Companies incorporated under Indian Companies Act 1956, having Principal place of Business at Dwarka Vedmani, AD -169, Sector-1, Salt Lake City, P.O.: Bidhannagar, P.S.: Bidhannagar North, Kolkata - 700 064 and are jointly and or collectively hereinafter referred to as the "PRINCIPALS" doth hereby SEND GREETINGS THAT:

নং- 4701
তাং-

25/9/19
মুলা-

১৩)

Asturga Construction (P). Ltd.

AD-169, Salt Lake, Sec-1,

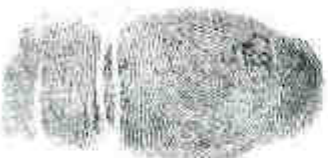
Kol-69

06 SEP 2019

868000

ক্রেতার নাম ও সাং.....
স্ট্যাম্প ভেডার স্বাক্ষর.....
বিশ্বাস নগর (সেক্টর নং সিটি) এ.ডি.এস.আর.ও.....
মোট স্ট্যাম্প প্রদান তারিখ.....
ঢালান নং.....মোট কত টাকা খরিদ.....
টেকারী-বারাকপুর, ভেডার-মিতা দত্ত

[Signature]



10230

ASTDURGA CONSTRUCTION PVT. LTD.

[Signature]
Director



10.231

[Signature]

As Common Director of
Brijdhara Complex Pvt. Ltd.
Ganeshdham Projects Pvt. Ltd.
Centerio Realtors Pvt. Ltd.



10232

[Signature]

As Common Director of
Girikumj Projects Pvt. Ltd.
Trikok Minimay Pvt. Ltd.



10233

Sumit Singh
S/o Late Sandip Sinha
171/B APC Road
P.O. Shyambazar, P.S. Shyampurhat
Pin code - 700004

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The Principals are the owners of a piece or parcel of LAND admeasuring a net land area about 9 cottahs 14 Chitacks, be the same a little more or less comprised in part of R.S as well L.R Dag No. 598, 646, 591, 594 & 619, R.S. Khatian No: 228, corresponding to L.R Khatian No. 327, 420, 380, 1760, 1761, 1750 & 1729, at present severally recorded in the respective names of the First Parties comprised under L.R. Khatian Nos. 2091, 2147, 2148, 2198, 2842 & 2841, togetherwith rights of ingress and egress through common passages abutting the "Said Land" and all the right & benefits in connection thereto, lying and situates at Mouza: Sulanguri, J.L. No. 22, R.S. No. 196, Touji No.178, Police Station: Rajarhat at present New Town, under Jyangra-Hatiara Gram Panchayet- II, District: North 24 Parganas, morefully described in the Schedule hereunder written and hereinafter for the sake of brevity referred to as the "SAID LAND" / "SAID PROPERTY".

WHEREAS we the Principals being the absolute Owners of the "SAID LAND"/"SAID PROPERTY" under the Schedule hereto, having our marketable right, title, interest and physical possession thereof, by a Development Agreement dated 27.11.2019 executed by us as the LAND OWNERS/PARTY OF THE FIRST PART and M/S. ASTDURGA CONSTRUCTION PVT. LTD." a Company incorporated under Indian Companies Act, 1956 having its registered office at Dwarka Vedmani, AD-169, Sector-1, Salt Lake City, P. O.: Bidhannagar, P. S.: Bidhannagar North, being represented by one of its Directors SRI SANJAY GUPTA, son of Sri Gopal Prasad Gupta, by faith Hindu, by occupation Business, by Nationality: Indian, residing at Dwarka Vedmani, AD-169, Sector-1, Salt Lake City, P. O.: Bidhannagar, P. S.: Bidhannagar North, Kolkata 700 064, as the DEVELOPER/BUILDER/PARTY OF THE SECOND PART therein, we have jointly and severally agreed to develop our said property through the said DEVELOPER/BUILDER on terms and conditions contained in the said Development or otherwise Joint Venture Agreement executed by and between us, i.e. the Executants/Land Owners in First Part and the said Developer/Builder on the Second Part.

AND WHEREAS to give true effect to the said Development Agreement and for proper implementation to the terms and conditions thereof, it is necessary to give a Power of Attorney to the said DEVELOPER/BUILDER to enable it to get the requisite exemption, permission, sanction etc. from the appropriate and/or competent authorities for smooth execution of the Development work in the "Schedule Property" and also for selling of the units, flats, car parking spaces and other portions in the new buildings proposed to be constructed on the land under the schedule hereto and also for all other practical purposes in terms of the said Development Agreement executed in between us and the said Developer duly registered at the Office of the A.D.S.R. Rajarhat, North 24-Parganas vide Deed No. 14071 for the year 2019.

AND ALSO WHEREAS in terms of the said Registered Development Agreement executed by us as being the Land Owners in First Part and said "M/S. ASTDURGA CONSTRUCTION PVT. LTD." as being the Developer on the Second Part, it is condition precedent to authorize the said DEVELOPER/BUILDER i.e. the said "M/S. ASTDURGA CONSTRUCTION PVT. LTD." for proper execution of construction work in the Schedule hereunder written and as such we, (1) M/S. GIRIKUNJ PROJECTS PVT. LTD. (2) M/S.



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Bahadurpur, North 24-Pgs

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GANESHDHAM PRJOECTS PVT. LTD. (3) M/S. CENTERIO REALTORS PVT. LTD. (4) M/S. BRIJDHARA COMPLEX PVT. LTD. (5) M/S. TRILOK VINIMAY PVT. LTD. the PRINCIPALS herein doth hereby jointly and severally nominate, constitute and appoint 1) M/S. ASTDURGA CONSTRUCTION PVT. LTD., a Company incorporated under Indian Companies Act, 1956 having its registered office at Dwarka Vedmani, AD-169, Sector-1, Salt Lake City, Post Office Bidhannagar, Police Station Bidhannagar North, Kolkata 700 064, 2) SRI SANJAY GUPTA, son of Sri Gopal Prasad Gupta, by faith Hindu, by occupation Business, by nationality: Indian, residing at Dwarka Vedmani, AD-169, Sector-1, Salt Lake City, Post Office Bidhannagar, Police Station Bidhannagar North, Kolkata-700 064, one of the Directors of said M/S. ASTDURGA CONSTRUCTION PVT. LTD." hereinafter be referred to as the Developers/ Builders to be our true and lawful Attorney/s to do, execute and perform jointly or severally all or any of the following acts, deeds, matters and things namely : -

1. To enter into hold and defend possession of the said land and every part thereof also to manage maintain and administer the Said Land/Said Property and every part thereof.
2. To sign, execute and submit all plans documents statements papers undertaking, declarations and plans as may be required for having the plan sanctioned and/or the sanction plans modified and/or altered by the Bidhannagar Municipality and other Authority Concerned.
3. To appear and represent us before all above necessary authorities including Bidhannagar Municipality, Metropolitan Development Authority, N.K.D.A, HIDCO, Fire Brigade, West Bengal Police, the Competent Authority under the Urban Land (Ceiling and regulation) Act, 1976 and Government of West Bengal in connection with the sanction and modification and/or alteration of plans.
4. To pay fees, obtain sanction and such other orders and permissions from the necessary authorities as be expedient for modification and/or alteration of the sanctioned plans and also to submit and take delivery of title deeds concerning the said property and also other papers and documents as may be required by the necessary authorities and to appoint Engineers, Architects and other Agents sub-Contractors for the aforesaid purpose as the said Attorney/s shall think fit and proper.
5. To Develop the said property by making construction of such type of building or building thereon as the said Attorney/s may deem fit and proper and for that purpose to take down demolish and/or remove any house building and/or structure of whatsoever nature on the premises.
6. To appoint and engage on our behalves Surveyors, Pleaders, Advocates or Solicitors wherever and whenever our said Attorney/s shall think fit and proper to do so discharge and/or terminate his or their appointments at their own discretion.



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7. To apply for and obtain electricity, gas, water, sewerage, drainage telephone or other connections of any other utility to the said property and/or to make alterations therein and to close down and/or have dis-connected the same and for that purpose to sign execute and submit all papers applications documents and plans to do all other acts, deeds and things as may be deemed fit and proper by the said Attorney.

8. To give undertakings, assurances and indemnities, so may be required for the purposes aforesaid.

9. To apply for and obtain mutation, conversion, amalgamation, separation, updation, correction, modification, alteration or other recording in respect of the Subject Property or any part thereof and from the B. L. & L. R. O., the D. L. & L. R. O., Bidhannagar Municipality, Metropolitan Development Authority, Collector, District Magistrate, including (ADM), Airport Authority of India and any other appropriate authorities as may be deemed fit and proper by the said Attorney/s.

10. To commence prosecute, enforce, defend, answer and oppose all actions and other legal proceedings and demands touching any of the matters concerning said property or any part thereof including relating to acquisition and/or requisition and/or in respect of the said property or any part thereof and if think 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, Criminal or Revenue, Tribunals including the Hon'ble High Court Kolkata.

11. To receive compensation payable in respect of any acquisition and/or requisition of the said property or any part thereof.

12. To file and defend suits, cases, appeals, applications and whatever nature for and on behalf of or to be instituted preferred by or against any person or persons in respect of the said property and also to present and prosecute writ application in respect thereof.

13. To sign declare and/or affirm any plaint, written statement, petition, affidavit, verification, Vakalatnama, Warrant of Attorney, memo of appeal or any other documents or papers in any proceedings or in any way connected therewith.

14. To deposit and withdraw fees documents and moneys in and from any court or courts and/or other person or persons or authority and give valid receipts and discharge therefor.

15. To negotiate for sale, lease and or transfer of the Developer's Allocation of the 'Said Property' and/ or undivided share or specified shares thereof and to enter into an agreements, at any price and with such purchaser/s and/or other persons our said Attorney/s shall deem fit and proper and to receive earnest money and/or part and/or full consideration thereunder and also to fulfill and enforce mutual obligations thereto.



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Bahadur Nagar, North 24-Pgs

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16. To grant "Consent" and "No Objection Certificate" and permit to Transferees of Units, Parking Spaces and other Transferable Areas to take loans from any Banks or Financial Institutions.

17. To settle the price against suitable terms at our Attorney's sole discretion and to sign and execute any Agreement for Sale, Deed of Mortgage, Deed of Lease for any part or portion of the said properties in favour of any intending purchaser or purchasers, financial institute and/or of lessee or lessees and upon entering into such agreement to receive consideration money partly or fully and to give valid receipt and discharge for the same at the exclusive discretion of our said Attorney/s but only in respect of the flats, units and the portions under the "Developer's Allocations" in the proposed building/s within the proposed Housing Enclave togetherwith undivided proportionate share of the Said Land under the Schedule hereto as per terms and conditions of the aforesaid Development Agreement.

18. Upon such receipt of consideration in full to prepare, sign, execute and register all such Conveyance and/or Conveyances, Deed of Transfer, Deed of Lease and/or any such Deeds and Documents in favour of any such purchasers, mortgagees and/or lessees as the case may be and execution and registration of such Deeds to Transfer and convey the rights, title and interest of the Scheduled Property and / or any portion thereof, within Developer's Allocation only.

19. To present any or all such Conveyances, Deed of Transfers, and to rectify by Deed of Rectifications and / or any other Deeds or Documents in respect of the Said Properties before the Registrar of Assurances, Kolkata, concerning Sub-Registrar, District Registrar, Additional District Sub-Registrar for registration, to admit and execution and upon receipt of consideration to sign and execute such Deed or Deeds and have the said Conveyances and/or said Deeds and Documents registered and to do all such acts Deeds, things and matters which our said attorneys shall consider proper and necessary for conveying our said properties or any portion thereof.

20. To raise necessary finances including finance from any financial institution or any other authority or authorities or Financial Institution/s and/or Banks and to create mortgage or any other lien over the land or developed properties by executing registered Deed of Mortgage and/or keeping the title documents of land as security in favour of the Lender.

21. For any of the purposes hereinbefore stated to appear and represent us before all authorities having jurisdiction and to sign, execute and submit papers and documents jointly or severally.

AND GENERALLY to acts as our Sole Attorney or Agent in relation to all matters touching our said land and proposed building/s and on our behalf to do and execute all, instruments, acts, matters, deeds and things as fully and effectually as we would do if personally present, AND we the abovenamed Principals Companies being the absolute owners of the "SAID LAND/SAID PROPERTY" under the SCHEDULE hereto doth hereby



Additional District Sub-Registrar,
Bahadurpur, New Town, North 24-Pgs

~~5 DEC 2019~~
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ratify and confirm and agreed to ratify and confirm all and whatsoever our said Attorney/s shall lawfully do or cause to be done in or about the "SAID PROPERTY" described in the Schedule hereunder.

Be it mentioned hereto that this General Power of attorney in relation to the aforesaid registered Development agreement executed by us and the said Developers/Builders on this day, shall be read and interpreted analogously considering both the documents a single document and transaction for its legal interpretation.

THE SCHEDULE ABOVE REFERRED TO:
(THE SAID DEMISED LAND/SAID PROPERTIES)

ALL THAT SAID SALI LAND admeasuring a net land area about 9 cottahs 14 Chitacks, be the same a little more or less out of which 1 cottah, 6 chitacks comprised in part of R.S./L.R. Dag No. 594, 1 cottah, 5 chitacks comprised in part of R.S./L.R. Dag No. 646, 1 cottah, 13 chitacks comprised in part of R.S./L.R. Dag No. 591, 1 cottah, 10 chitacks comprised in part of R.S./L.R. Dag No. 598, and 3 cottahs, 12 chitacks comprised in part of R.S./L.R. Dag No. 619, R.S. Khatian No: 228, corresponding to L.R Khatian Nos. 380, 420, 327, 1760, 1761, 1750 & 1729, at present severally recorded in the respective names of the First Parties comprised under L.R. Khatian Nos. 2198, 2147, 2148, 2091, 2842 & 2841, togetherwith rights of ingress and egress through common passages abutting the "Said Land" and all the right & benefits in connection thereto, lying and situates at Mouza: Sulanguri, J.L. No. 22, R.S. No. 196, Touji No.178, Police Station: Rajarhat at present New Town, under Jyangra-Hatiara Gram Panchayet-II, within the ambit of B.L. & L.R.O. Rajarhat, Sub-Registry Office: Addl. Dist. Sub-Registrar Rajarhat, New Town, District: North 24 Parganas. The Said Land butted and bounded by:

ON THE NORTH : By 10' feet wide common kuncha passage;
ON THE SOUTH : By land in part of L.R Dag No. 610;
ON THE EAST : By land in part of L.R Dag No. 594;
ON THE WEST : By land in part of L.R Dag No. 591 & 593;



Additional District Sub-Registrar
Meerut, New Town, North 24-Pgs

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IN WITNESSES WHEREOF we the abovenamed PRINCIPALS in participation of the abovenamed ATTORNEY have executed these presents on this the 3rd day of ~~December~~ in the year Two Thousand Nineteen.

WITNESSES:-

1. Sumit Sinha

S/o. Late Sandip Sinha
171/B, A.P.C Road,
Post Office: Shyambazar,
Police Station: Shyampukur,
Kolkata - 700 004.

2. Damodar Maji
c/o Late Ramkrishna Maji
A-169, Salt Lake city
Kolkata - 700064.



As Common Director of
Brijdhara Complex Pvt. Ltd.
Ganeshdham Projects Pvt. Ltd.
Centerio Realtors Pvt. Ltd.



As Common Director of
Girikunj Projects Pvt. Ltd.
Trilok Vinimay Pvt. Ltd.

PRINCIPALS

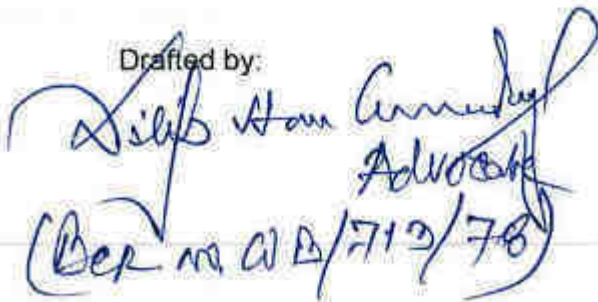
ASTDURGA CONSTRUCTION PVT. LTD.



Director

ATTORNEY

Drafted by:


Advocate
(Bar no. A/B/712/78)


































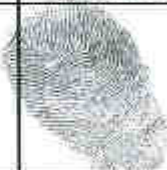






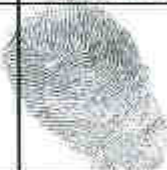





























Additional District Sub-Registrar,
Calcutta, New Town, North 24-Pgs

~~05 DEC 2019~~

03 DEC 2019

SPECIMEN FORM FOR TEN FINGER PRINTS

Sl. No.	Signature of the Executants/Presentant	LEFT HAND				
		Little	Ring	Middle	Fore	Thumb
	 					
		RIGHT HAND				
						
		LEFT HAND				
						
	 					
		RIGHT HAND				
						
		LEFT HAND				
						
	 					
		RIGHT HAND				
						
		LEFT HAND				
						
	 					
		RIGHT HAND				
						
		LEFT HAND				
						



Additional District Sub-Registrar,
Patna, New Town, North 24-Pgs

~~05 DEC 2019~~

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Major Information of the Deed

Deed No	I-1523-14536/2019	Date of Registration	05/12/2019
Query No /Year	1523-1000248478/2019	Office where deed is registered	
Query Date	27/11/2019 3:13:29 PM	A.D.S.R. RAJARHAT, District: North 24-Parganas	
Applicant Name, Address & Other Details	SANJAY GUPTA DWARKA VEDMANI AD 169 SEC I SALT LAKE CITY, Thana : North Bidhannagar, District : North 24-Parganas, WEST BENGAL, PIN - 700064, Mobile No. : 9331018602, Status :Buyer/Claimant		
Transaction	Additional Transaction		
[0138] Sale, Development Power of Attorney after Registered Development Agreement	[4308] Other than Immovable Property, Agreement [No of Agreement : 2]		
Set Forth value	Market Value		
	Rs. 72,60,001/-		
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]:- 152314071/2019		

Land Details :

District: North 24-Parganas, P.S:- Rajarhat, Gram Panchayat: JANGRAHATIARA-II, Mouza: Sulanguri, Pin Code : 700059

Sch No	Plot Number	Khatian Number	Land Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	LR-594	LR-2198	Bastu	Shali	1 Katha 6 Chatak		6,80,625/-	Width of Approach Road: 10 Ft., , Project Name :
L2	LR-646	LR-2147	Bastu	Shali	1 Katha 5 Chatak		6,49,688/-	Width of Approach Road: 10 Ft., , Project Name :
L3	LR-591	LR-2148	Bastu	Shali	1 Katha 13 Chatak		14,95,313/-	Width of Approach Road: 10 Ft., , Project Name :
L4	LR-598	LR-2091	Bastu	Shali	1 Katha 10 Chatak		13,40,625/-	Width of Approach Road: 10 Ft., , Project Name :
L5	LR-619	LR-2842	Bastu	Shali	1 Katha 14 Chatak		15,46,875/-	Width of Approach Road: 10 Ft., , Project Name :
L6	LR-619	LR-2841	Bastu	Shali	1 Katha 14 Chatak		15,46,875/-	Width of Approach Road: 10 Ft., , Project Name :
		TOTAL :			16.2938Dec	0 /-	72,60,001 /-	
	Grand Total :				16.2938Dec	0 /-	72,60,001 /-	



Principal Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	Brijdhara Complex Private Limited AD-169, Sector-I, Salt Lake City, P.O:- Bidhannagar, P.S:- Bidhannagar, District:-North 24-Parganas, West Bengal, India, PIN - 700064 , PAN No.:: AAFCB5850K,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative
2	Ganeshdham Projects Private Limited AD-169, Sector-I, Salt Lake City, P.O:- Bidhannagar, P.S:- Bidhannagar, District:-North 24-Parganas, West Bengal, India, PIN - 700064 , PAN No.:: AAFCG2596M,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative
3	Centerio Realtors Private Limited AD-169, Sector-I, Salt Lake City, P.O:- Bidhannagar, P.S:- Bidhannagar, District:-North 24-Parganas, West Bengal, India, PIN - 700064 , PAN No.:: AAFCC4953Q,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative
4	Girikunj Projects Private Limited AD-169, Sector-I, Salt Lake City, P.O:- Bidhannagar, P.S:- Bidhannagar, District:-North 24-Parganas, West Bengal, India, PIN - 700064 , PAN No.:: AAFCG4316D,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative
5	Trilok Vinimay Private Limited AD-169, Sector-I, Salt Lake City, P.O:- Bidhannagar, P.S:- Bidhannagar, District:-North 24-Parganas, West Bengal, India, PIN - 700064 , PAN No.:: AADCT0988J,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative

Attorney Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	Astdurga Construction Private Limited AD-169, Sector-I, Salt Lake City, P.O:- Bidhannagar, P.S:- Bidhannagar, District:-North 24-Parganas, West Bengal, India, PIN - 700064 , PAN No.:: AALCA5946M,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	Mrs Jyoti Gupta Daughter of Mr Gopal Prasad Gupta AD-169, Sector-I, Salt Lake City, P.O:- Bidhannagar, P.S:- Bidhannagar, District:-North 24-Parganas, West Bengal, India, PIN - 700064, Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AFVPG4781L, Aadhaar No: 82xxxxxxxx3830 Status : Representative, Representative of : Brijdhara Complex Private Limited (as Director), Ganeshdham Projects Private Limited (as Director), Centerio Realtors Private Limited (as Director)
2	Mr Gopal Prasad Gupta Son of Late Dwarika Lal Gupta AD-169, Sector-I, Salt Lake City, P.O:- Bidhannagar, P.S:- Bidhannagar, District:-North 24-Parganas, West Bengal, India, PIN - 700064, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: ADVPG3111G, Aadhaar No: 54xxxxxxxx0967 Status : Representative, Representative of : Girikunj Projects Private Limited (as Director), Trilok Vinimay Private Limited (as Director)



3	Mr Sanjay Gupta (Presentant) Son of Mr Gopal Prasad Gupta AD-169, Sector-I, Salt Lake City, P.O:- Bidhannagar, P.S:- Bidhannagar, District:-North 24-Parganas, West Bengal, India, PIN - 700064, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.: ADRPG6327Q, Aadhaar No: 70xxxxxxx7284 Status : Representative, Representative of : Astdurga Construction Private Limited (as Director)
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Identifier Details :

Name	Photo	Finger Print	Signature
Mr SUMIT SINHA Son of Late SANDIP SINHA 171/B , A.P.C. ROAD, P.O:- SHYAMBAZAR, P.S:- Shyampukur, District:-Kolkata, West Bengal, India, PIN - 700004			
Identifier Of Mrs Jyoti Gupta, Mr Gopal Prasad Gupta, Mr Sanjay Gupta			

Transfer of property for L1		
SI.No	From	To. with area (Name-Area)
1	Brijdhara Complex Private Limited	Astdurga Construction Private Limited-1 Katha 6 Chatak
Transfer of property for L2		
SI.No	From	To. with area (Name-Area)
1	Ganeshdham Projects Private Limited	Astdurga Construction Private Limited-1 Katha 5 Chatak
Transfer of property for L3		
SI.No	From	To. with area (Name-Area)
1	Centerio Realtors Private Limited	Astdurga Construction Private Limited-1 Katha 13 Chatak
Transfer of property for L4		
SI.No	From	To. with area (Name-Area)
1	Girikunj Projects Private Limited	Astdurga Construction Private Limited-1 Katha 10 Chatak
Transfer of property for L5		
SI.No	From	To. with area (Name-Area)
1	Trilok Vinimay Private Limited	Astdurga Construction Private Limited-1 Katha 14 Chatak
Transfer of property for L6		
SI.No	From	To. with area (Name-Area)
1	Trilok Vinimay Private Limited	Astdurga Construction Private Limited-1 Katha 14 Chatak



Land Details as per Land Record

District: North 24-Parganas, P.S:- Rajarhat, Gram Panchayat: JANGRAHATIARA-II, Mouza: Sulanguri, Pin Code : 700059

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English/ as selected by Applicant
L1	LR Plot No:- 594, LR Khatian No:- 2198	Owner:মেসার্স ব্রীজধারা কমপ্লেক্স প্রা:লি:, Gurdian:পঞ্চ , Address:দ্বারকা বেদমালী, এডি-169, সেক্টর-1, সল্ট লেক সিটি, পো:-বিধাননগর, কোলকাতা:-64, Classification:শালি, Area:0.02000000 Acre,	Owner Name not selected by applicant.
L2	LR Plot No:- 646, LR Khatian No:- 2147	Owner:মেসার্স গনেশধাম প্রজেক্টস প্রা: লি:, Address:AD-169, সল্টলেক সিটি,সেক্টর-1, পো:-বিধাননগর, কোলকাতা:-64 , Classification:শালি, Area:0.02000000 Acre,	Owner Name not selected by applicant.
L3	LR Plot No:- 591, LR Khatian No:- 2148	Owner:মেসার্স সেন্টেরিও রিয়েলটরস প্রা: লি:, Address:দ্বারকা বেদমালি, AD-169, সেক্টর-1, সল্টলেকসিটি, পো:-বিধাননগর, কোলকাতা:-64, Classification:শালি, Area:0.03000000 Acre,	Owner Name not selected by applicant.
L4	LR Plot No:- 598, LR Khatian No:- 2091	Owner:মেসার্স গিরিকুম্ব প্রজেক্টস প্রা: লি:, Address:দ্বারকা বেদমালি, এডি-169, সেক্টর-1, সল্ট লেক, কোলকাতা:-64 , Classification:শালি, Area:0.03000000 Acre,	Owner Name not selected by applicant.
L5	LR Plot No:- 619, LR Khatian No:- 2842	Owner:মেসার্স ত্রিলোক বিনিময় প্রাইভেট লিমিটেড, Gurdian:পঞ্চ ডিরেক্ট, Address:দ্বারকা ভেদমালি এডি ১৬৯ সেক্টর ১ সল্টলেক কোল ৪৮, Classification:শালি, Area:0.03000000 Acre,	Owner Name not selected by applicant.
L6	LR Plot No:- 619, LR Khatian No:- 2841	Owner:মেসার্স ত্রিলোক বিনিময় প্রাইভেট লিমিটেড, Gurdian:পঞ্চ ডিরেক্ট, Address:দ্বারকা ভেদমালি এডি ১৬৯ সেক্টর ১ সল্টলেক কোল ৪৮, Classification:শালি, Area:0.03000000 Acre,	Owner Name not selected by applicant.

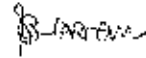
Endorsement For Deed Number : I - 152314536 / 2019



On 27-11-2019

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 72,60,001/-



Sanjoy Basak
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. RAJARHAT
North 24-Parganas, West Bengal

On 03-12-2019

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

Presented for registration at 14:40 hrs on 03-12-2019, at the Private residence by Mr Sanjay Gupta ,

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

Execution is admitted on 03-12-2019 by Mr Sanjay Gupta, Director, Astdurga Construction Private Limited, AD-169, Sector-I, Salt Lake City, P.O:- Bidhannagar, P.S:- Bidhannagar, District:-North 24-Parganas, West Bengal, India, PIN - 700064

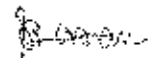
Indetified by Mr SUMIT SINHA, , Son of Late SANDIP SINHA, 171/B , A.P.C. ROAD, P.O: SHYAMBAZAR, Thana: Shyampukur, , Kolkata, WEST BENGAL, India, PIN - 700004, by caste Hindu, by profession Service

Execution is admitted on 03-12-2019 by Mrs Jyoti Gupta, Director, Brijdhara Complex Private Limited, AD-169, Sector-I, Salt Lake City, P.O:- Bidhannagar, P.S:- Bidhannagar, District:-North 24-Parganas, West Bengal, India, PIN - 700064; Director, Ganeshdham Projects Private Limited, AD-169, Sector-I, Salt Lake City, P.O:- Bidhannagar, P.S:- Bidhannagar, District:-North 24-Parganas, West Bengal, India, PIN - 700064; Director, Centerio Realtors Private Limited, AD-169, Sector-I, Salt Lake City, P.O:- Bidhannagar, P.S:- Bidhannagar, District:-North 24-Parganas, West Bengal, India, PIN - 700064

Indetified by Mr SUMIT SINHA, , Son of Late SANDIP SINHA, 171/B , A.P.C. ROAD, P.O: SHYAMBAZAR, Thana: Shyampukur, , Kolkata, WEST BENGAL, India, PIN - 700004, by caste Hindu, by profession Service

Execution is admitted on 03-12-2019 by Mr Gopal Prasad Gupta, Director, Girikunj Projects Private Limited, AD-169, Sector-I, Salt Lake City, P.O:- Bidhannagar, P.S:- Bidhannagar, District:-North 24-Parganas, West Bengal, India, PIN - 700064; Director, Trilok Vinimay Private Limited, AD-169, Sector-I, Salt Lake City, P.O:- Bidhannagar, P.S:- Bidhannagar, District:-North 24-Parganas, West Bengal, India, PIN - 700064

Indetified by Mr SUMIT SINHA, , Son of Late SANDIP SINHA, 171/B , A.P.C. ROAD, P.O: SHYAMBAZAR, Thana: Shyampukur, , Kolkata, WEST BENGAL, India, PIN - 700004, by caste Hindu, by profession Service



Sanjoy Basak
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. RAJARHAT
North 24-Parganas, West Bengal



On 05-12-2019

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

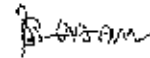
Certified that required Registration Fees payable for this document is Rs 21/- (E = Rs 21/-) and Registration Fees paid by Cash Rs 21/-

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 4701, Amount: Rs.100/-, Date of Purchase: 25/09/2019, Vendor name: MITA DUTTA



Sanjoy Basak
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. RAJARHAT
North 24-Parganas, West Bengal



आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

BRIDHARA COMPLEX PRIVATE LIMITED

25/07/2013

Return of Income Number

AAF085850K



आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

GANESHDHAM PROJECTS PRIVATE LIMITED

17/05/2013

Return of Income Number

AAF0G2526M



आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

GENTRIO REALTORS PRIVATE LIMITED

25/11/2013

Return of Income Number

AAF0CC4953D



Jyoti Gupta



आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

GIRIKUNJ PROJECTS PRIVATE LIMITED

26/11/2013
Permanent Account Number
AAFCG4316D



आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

स्थायी लेखा संख्या कार्ड
Permanent Account Number Card
AAOCT9986J



Company Name
TERLOX VIMNAV PRIVATE LIMITED

Company J. E. S. T. No. 10110
Date of Incorporation: 14/08/2013
00000001

Handwritten signature





PERMANENT ACCOUNT NUMBER
AFVPG4781L



नाम / NAME
JYOTI GUPTA

पिता का नाम / FATHER'S NAME
JAYPRAKASH VERMA

जन्म तिथि / DATE OF BIRTH
20-04-1975

हस्ताक्षर / SIGNATURE


आसफ अहमद, (असु. अय.), कोल.,
 COMMISSIONER OF INCOME-TAX(D.), KOLKATA

इस कार्ड के पते / पिन वाले पर कृपया जारी करने वाले अधिकारी को सूचित / वापस कर दें
 संयुक्त आयकर आयुक्त (पदाभि एवं तकनीकी),
 6-7,
 चौमरी चौकदार,
 कोलकाता - 700 069.

In case this card is lost/soiled, kindly inform/return to the issuing authority :
 Joint Commissioner of Income-tax (Systems & Technical),
 6-7,
 Chowringhee Square,
 Calcutta- 700 069.

भारत सरकार
 GOVERNMENT OF INDIA



आयुक्त / नाम
Jyoti Gupta
 जन्म तिथि / DOB: 20/04/1975
 लिंग / GENDER: FEMALE

8278 9747 3830
 UID - 9131 7366 8749 8678

मेरा आधाार. मेरी पहचान

भारतीय विज्ञान सूचना आयोग
 NATIONAL INFORMATION ARCHIVE OF INDIA



विभाग:
 आई/ए- 234 एड, ब्लॉक 169, मॉडल टाउन-1,
 बिहाननगर (नई), कोलकाता,
 पिन कोड - 700064

Address :
 W/O: Sanjay Gupta, AO, 169, SALT LAKE
 SECTOR 1, Bidhannagar (N), North 24
 Parganas
 West Bengal - 700064

UID - 9131 7366 8749 8678

MO: 988 20 8387 Email: jyo@nii.gov.in www.nii.gov.in P.O. Reg No. 1982, Bidhannagar-700 001





स्थाई लेखा संख्या / PERMANENT ACCOUNT NUMBER
ADVPG3111G
 नाम / NAME
GOPAL PRASAD GUPTA
 पिता का नाम / FATHER'S NAME
DWARKA LAL GUPTA
 जन्म तिथि / DATE OF BIRTH
08-10-1951
 हस्ताक्षर / SIGNATURE

 आयकर अधीक्षक, प.ब. - XI
 COMMISSIONER OF INCOME-TAX, W.B. - XI

इस कार्ड के खो / गिरा जाने पर गुणवत्ता जारी करने वाले अधिकारी को सूचित / बापस कर दें।
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 पी-2,
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भारत सरकार
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 गोपाल प्रसाद गुप्त
 Gopal Prasad Gupta
 जन्म तिथि/DOB: 08/10/1951
 लिंग/ MALE
5493 3644 0967
 VID - 9197 7714 6497 0243
MEERA AADHAAR, MERI PEHCHAN

भारतीय रिजर्व बैंक
 भारतीय रिजर्व बैंक का राष्ट्रीय अधिकार
 भारतीय रिजर्व बैंक का राष्ट्रीय अधिकार
 भारत सरकार
 GOVERNMENT OF INDIA
 आधार
 ID: 5493 3644 0967 5493 3644 0967
 लिंग/ Gender: MALE, जन्म तिथि/ DOB: 08/10/1951
 5493 3644 0967
 Address:
 S/O. Dwarka Lal Gupta, A/1165, SALT LAKE
 SECTOR 4, Bidhulaganj (M), North 24
 Parganas,
 West Bengal - 700064
 1800 303 1947
 help@aadhaar.gov.in
 www.aadhaar.gov.in
 PD. Box No. 1947,
 Bangalore 560 001





आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT OF INDIA

स्थायी लेखा संख्या कार्ड
Permanent Account Number Card

ADRPGS327Q

नाम
NAME
SANJAY GUPTA

पिता का नाम Father's Name
GOPAL PRASAD GUPTA

जन्म की तिथि (Date of Birth)
12/01/1973

हस्ताक्षर Signature




প্রাপ্তি হইবে/সম্পন্ন হইবে/প্রাপ্ত হইবে/সম্পন্ন হইবে
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संक्रान्त/संक्रान्त/संक्रान्त/संक्रान्त

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প্রাপ্তি হইবে/সম্পন্ন হইবে/প্রাপ্ত হইবে/সম্পন্ন হইবে
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সংক্রান্ত/সংক্রান্ত/সংক্রান্ত/সংক্রান্ত
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প্রাপ্তি হইবে/সম্পন্ন হইবে/প্রাপ্ত হইবে/সম্পন্ন হইবে
আয়কর বিভাগ কার্ড/Permanent Account Number Card
সংক্রান্ত/সংক্রান্ত/সংক্রান্ত/সংক্রান্ত
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সংক্রান্ত/সংক্রান্ত/সংক্রান্ত/সংক্রান্ত

भारत सरकार
GOVERNMENT OF INDIA

नाम Name
Sanjay Gupta
जन्म तिथि/DOB: 12/01/1973
पुरुष/MALE

7089 5093 7284
VID: 9195 9465 4460 0767

मेरा आधर, मेरी पहचान
MEERA AADHAAR, MERI PEHCHAN




भारतीय विश्वविद्यालय प्राधिकरण
UNIVERSITY EDUCATION AUTHORITY OF INDIA

पता:
पता: 1, बिहानगर (प), उ-58 28 फार्मा,
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Address:
S/O: Gopal Prasad Gupta, AO 169,
SALT LAKE SECTOR 1, Bidhannagar (M),
North 24 Parganas,
West Bengal - 700064

7089 5093 7284
VID: 9195 9465 4460 0767

मेरा आधर, मेरी पहचान
MEERA AADHAAR, MERI PEHCHAN




Handwritten signature in blue ink





ভারত সরকার
Unique Identification Authority of India
সংসদে নিযুক্ত

ডায়ালগিক্যাল আই ডি/Enrollment No.: 1040/19858/32834

To
 সুমিত সিনহা
 Sumit Sinha
 21/11/2012
 171/B ACHARYA PRAFULLA CHANDRA ROAD
 Shyambazar Mail S.O
 Shyambazar Mail, Kolkata
 West Bengal 700004



MN199802515DF



আপনার আধার সংখ্যা/ Your Aadhaar No. :

8321 1432 1920

আধার - সাধারণ মানুষের অধিকার



ভারত সরকার
 GOVERNMENT OF INDIA



সুমিত সিনহা
 Sumit Sinha
 পিতা : সন্দীপ সিনহা
 Father : SANDIP SINHA
 জন্ম তারিখ / Year of Birth : 1982
 পুরুষ / Male



8321 1432 1920

আধার - সাধারণ মানুষের অধিকার

Sumit Sinha



তথ্য

- আধার পরিচয়ের প্রমাণ, নাগরিকত্বের প্রমাণ নয়।
- পরিচয়ের প্রমাণ অনলাইন অথেন্টিকেশন দ্বারা প্রাপ্ত করুন।

INFORMATION

- Aadhaar is proof of identity, not of citizenship.
- To establish identity, authenticate online.

- আধার সারা দেশে
- আধার ডাটাবেস ব্যবহারী ও সেসবসেবা পরিচালনা প্রতিষ্ঠান সহায়ক হবে।
- Aadhaar is valid throughout the country.
- Aadhaar will be helpful in availing Government and Non-Government services in future.

195600251



ভারতীয় বৈশিষ্ট্য পরিচয় প্রাধিকরণ
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

ঠিকানা:
১৭১/বি, আচার্য্য প্রফুল্ল চন্দ্র রোড,
শ্যামবাজার মেইল, কোলকাতা,
পশ্চিমবঙ্গ, ৭০০০০৪

Address:
171/B, ACHARYA
PRAFULLA CHANDRA
ROAD, Shyambazar Mail
S.O, Shyambazar Mail,
Kolkata, West Bengal,
700004.

1847
1800 130 1347

help@uidai.gov.in

www.uidai.gov.in

P.O. Box No. 1141,
Bangalore-560 001



Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1523-2019, Page from 583431 to 583453
being No 152314536 for the year 2019.



Digitally signed by SANJOY BASAK
Date: 2019.12.12 12:49:17 +05:30
Reason: Digital Signing of Deed.

(Sanjoy Basak) 2019/12/12 12:49:17 PM
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. RAJARHAT
West Bengal.

(This document is digitally signed.)