

35461

DSP LAW ASSOCIATES

Advocate

4D Nicco House

1B & 2 Hare Street,

Kolkata - 700001

Serial No.....

Name.....

Address.....

Prop:- Srikant Tiwari
Licenced Stamp Vendor
BACHAN GANGA
2 & 3, Bankshall Street
Kolkata - 700 001

03 SEP 2018

03 SEP 2018



Additional Registrar of
Assurances III Kolkata

19 SEP 2018

Identified by me

Abdul Samad Asad

S/O Late Mozaffar Hossain

32A/10 Tallies Lane

East-16

700016

Presing.

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Additional Registrar of
Assurances III Kolkata

25 SEP 1944



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6116/18



पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

Case No - 1736/18

AB 221412

25/9/18
8-15/18
20053/18



[Signature]
Additional Registrar of
Assurances III Kolkata

19 SEP 2018

[Signature]
Certified that the Document is admissible
Registration, the Signature Sheet and
indemnity bonds attached to this document
are the part of the Document.

DEVELOPMENT POWER OF ATTORNEY AGAINST THE
REGISTERED DEVELOPMENT AGREEMENT DATED
14.09.2018 REGISTERED VIDE BOOK NO. I BEING
NO. 190410499 FOR THE YEAR 2018.

TO ALL TO WHOM THESE PRESENTS SHALL COME, I BISWANATH
BHATTACHARJEE son of Late Surendra Nath Bhattacharjee residing at FF-7, Sector-
III, Tank No. 12, Salt Lake, Bidhannagar, Post Office IB Block, Police Station
Bidhannagar South, Kolkata-700106, having PAN APKPB3192D, ^{nationality - Indian} hereinafter referred to
as "the Principal" (which expression shall unless excluded by or repugnant to the subject
or context be deemed to mean and include his respective heirs executors administrators
and legal representatives) SEND GREETINGS:

[Handwritten signatures and numbers]
25/9/18
8-15/18
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I. DEFINITIONS: Unless in this power there be something contrary or repugnant to the subject or context:-

- i. **"Attorneys"** shall mean the Developer represented by its Designated Partners (1) Azad Tanvir Kalim (also known as Azad Tanveer Kalim) son of Mohammad Kalimuddin residing at 84/9 Ripon Street, Kolkata 700016, Police Station and Post Office Park Street, having PAN ALOPK2271J and (2) Mr. Arpit Giria son of Sunil Kumar Giria residing CD-35, Sector-1, Salt lake City Ground Floor, Kolkata- 700064, Police Station Bidhan Nagar North, Post Office Bidhan Nagar, having PAN BKKPG0009G, jointly and severally include any other person whom the Developer may authorize in addition to or as substitute of the above named person jointly and/or severally but shall not include the person whose authorization to represent the Principals as Attorney is revoked by the Developer.
- ii. **"Building Complex"** shall mean and include the Subject Property and the New Buildings thereat with the Common Areas and Installations and all other open and covered spaces thereat;
- iii. **"Developer's Allocation"** shall mean the areas, portions and shares of and in the Building Complex to belong to the Developer as defined and described in the Development Agreement as Developer's Allocation;
- iv. **"Developer"** shall mean **A T K MANOR DEVELOPERS LLP**, a Limited Liability Partnership incorporated under the Limited Liability Partnership Act, 2008 and having its Registered Office at 63, Rafi Ahmed Kidwai Road, Kolkata – 700016, India, Police Station and Post Office Park Street, having PAN ABMFA8118L and include its successors or successors-in-office and/or successors-in-interest and/or assigns.
- v. **"Development Agreement"** shall mean the development agreement of even date and registered with the Additional Registrar of Assurances-IV, Kolkata of Book I Volume No. 1904-2018 Pages 398785 to 398838 Being No. 190410499 for the year 2018, and made between the Principal and the Developer and include any modifications and alterations thereof as may be made thereto by the Principal and the Developer in writing.
- vi. **"New Building/s"** shall mean the several New Building/s to be constructed from time to time at the Subject Property in pursuance of the Development Agreement;
- vii. **"Project"** shall mean and include the planning and development of the Subject Property into the Building Complex and the allocation of the respective allocations

B.B.

of the parties with rights to them to Transfer the same respectively in terms thereof and the administration of the Building Complex in matters relating to the Common Purposes all in accordance with the terms and conditions of the Development Agreement.

- viii. **"Owner's Allocation"** shall mean the areas, portions and shares of and in the Building Complex to belong to the Owner as defined and described in the Development Agreement as Owner's Allocation;
- ix. **"Subject Property"** shall mean the pieces or parcels of contiguous and adjacent lands in one combined parcel in Mouza Ghuni and morefully and particularly fully described in the **SCHEDULE** hereunder written;
- x. **"Transfer"** shall mean with its grammatical variation shall include transfer by sale, lease letting out, grants, exclusive rights or otherwise any other means adopted by the Developer.
- xi. **"Transferable Areas"** shall mean Units, Parking Spaces, terraces, roofs, gardens, open spaces, club (if constructed by the Developer) with or without any facilities and all other areas at the Building Complex capable of being transferred independently or by being added to the area of any Unit or making appurtenant to any Unit or otherwise and shall also include any area, right or privilege at the Building Complex capable of being commercially exploited or transferred for consideration in any manner;
- xii. **"Transferees"** shall mean the persons to whom any Transferable Areas in the Building Complex is Transferred or agreed to be Transferred;
- xiii. **"Units"** shall mean the independent and self-contained flats, offices, shops and other constructed spaces in the New Building at the Subject Property capable of being exclusively held used or occupied by a person;
- xiv. **"Realizations"** shall mean and include all amounts received against Transfer of the Units, Parking Spaces and other Transferable Areas from time to time including the consideration for Transfer and for Floor Rise Escalation and PLC but shall not include any amounts received on account of Extras & Deposits;
- xv. Any other term or expression used herein shall, unless there be something contrary or repugnant to the subject or context, have the same meaning as assigned in the Development Agreement.

B.B.

II. RECITALS:

A. **WHEREAS** by the Development Agreement, the parties thereto have agreed, inter alia, that the Developer would be entitled to the exclusive right and authority to develop the Subject Property and to Transfer the Developer's Allocation and the Principal and the Developer agreed upon the terms and conditions in respect of the other aspects of the Project as morefully contained therein.

B. **AND WHEREAS** in terms of the Development Agreement, the Principal (Principal is also known as Biswanath Bhattacharya) is executing this Power of Attorney in favour of the Attorneys jointly and/or severally to do all acts deeds and things as and for the purposes relating to the Subject Property and Development thereof and Transfer of the Developer's Allocation and the related purposes hereinafter contained:

III. **NOW KNOW YE BY THESE PRESENTS, I**, the Principal above named do hereby nominate constitute and appoint the said Attorneys jointly and/or severally as the true and lawful Attorneys for in the name and on behalf of the Principal to do execute exercise and perform all or any of the following acts deeds matters and things as and for the purposes relating to the Subject Property and the Project thereat and Transfer of the Developer's Allocation and other purposes i.e., to say:-

1. To manage maintain protect and secure the Subject Property and do all acts deeds and things in connection therewith.
2. To cause survey, soil test, do excavation and other works at the Subject Property.
3. To apply for and obtain mutation, conversion, amalgamation, separation, updation, correction, modification, alteration or other recording in respect of the Subject Property and the New Building or any part thereof from the Jyangra Hatiara Gram Panchayat No.2, B.L. & L.R.O., the D.L. & L.R.O., Zilla Parishad, MED, Planning Authority, Development Authority, Collector, District Magistrate (including ADM) and any other appropriate authorities as may be deemed fit and proper by the said Attorney.
4. To deal with fully and in all manner and to warn off and prohibit and if necessary proceed in due form of law against any claimants and/or trespassers at the Subject Property or on the footpath or spaces alongside the Subject Property and to take appropriate steps whether by action or distress or otherwise and to abate all nuisance and to enter into all contracts and arrangements with them or any of them as the said Attorney may deem fit and proper.

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5. To prepare apply for and obtain sanction of building plans in respect of any New Building/s or any other constructions at the Subject Property.
6. To prepare, apply for, sign and submit plans, specifications, designs, maps and sketches for approval or sanctioning by the Gram Panchayat, Panchayat Samity, Zila Parishad, Municipal authority, Planning Authority, Development Authority or other authorities having jurisdiction and to have the same sanctioned and if required, to have the same modified revised altered and/or renewed.
7. To pay fees and obtain sanction modification revision alteration and/or renewal and/or such other orders and permissions as be expedient therefor.
8. To sign and submit all declarations undertakings affidavits required by any authority for the purpose of sanction/ modification/alteration/renewal of the plans for any construction at the Subject Property and/or the New Building.
9. To apply for and obtain temporary and/or permanent connections of all services, water, electricity, telephone, gas, power, drainage, sewerage, generator, transformers, lifts, septic tanks, security systems, dish antenna, towers, electronic or technical connections, etc., and/or other utilities inputs and facilities from the appropriate authorities and statutory bodies or private bodies or service providers and/or to make alterations therein and to close down and/or have disconnected the same.
10. To apply for and obtain any permission clearance and license to erect and run/operate and/or maintain lift, and any other utility, input or facility in the New Building or any part thereof including those mentioned in the last mentioned clause hereinabove.
11. To apply for and obtain "No Objection Certificate" from the Competent Authority under the Urban Land (Ceiling & Regulation) Act, 1976 and all other permissions that may be required for sanctioning of plan, modification and/or alteration and/or revalidation, and/or obtaining utilities and any development activity or other purposes connected with the Project.
12. To accept or object to the assessments of land revenue or taxes revenue in respect of the Subject Property or any Development thereat or any part or share thereof and to attend all hearings and have the same finalized.
13. To pay all rates, taxes, land revenue, electricity charges, utility charges, other charges expenses and other outgoings whatsoever payable in respect of the Subject

Property or any part thereof or the existing buildings or structures thereon or New Building for the time being thereon or any part or parts thereof and receive refund of the excess amounts, if paid, from the concerned authorities and to grant receipts and discharges in respect thereof.

14. To repair, construct, erect and raise boundary walls in and around the Subject Property or portions thereof and also any temporary sheds and godowns for storage of building materials and running of site office and to construct any other structure at the Subject Property or any part thereof.
15. To give notice to the Gram Panchayat and all other concerned authorities regarding commencement of construction and/or demolition of any structure(s) and/or other purposes as required or deemed fit and proper.
16. To carry out construction, addition, alteration, demolition, reconstruction, erection, re-erection and any other related activity in respect of any development at the Subject Property and/or the New Building or any part thereof.
17. To inform Gram Panchayat and all other concerned authorities of all internal alterations within the sanctioned covered space and to incorporate all such deviations in the Completion Plan in terms of the applicable rules and to get the same regularized.
18. To deal with any person owning, occupying or having any right title or interest in the Subject Property or any other property adjacent to or near the Subject Property in respect of the development of the Subject Property and/or the other property in such manner and on such terms and conditions as the said Attorneys or any of them may deem fit and proper.
19. To apply for and obtain all necessary permissions and clearances from the authorities under the pollution and environment laws and all other related authorities.
20. To apply for and obtain in the name of the Developer the registration under all Real Estate laws, including the Real Estate (Regulation and Development) Act, 2016, the West Bengal Housing Industry Regulation Act 2017 and to obtain all licenses and permissions under the said Act and all other acts and statutes, as applicable.
21. To apply for and obtain all permissions, approvals, licenses, registrations, clearances, no objection certificates, quotas, subsidies, incentives, exemptions,

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discounts, waivers, entitlements and allocations of cement, steel, bricks and other building materials, in respect of the Development Activities and/or in respect of any input, utility or facility to be installed, run, made operative and managed thereat from all State or Central Government Authorities and statutory or other bodies and authorities concerned and any service providers.

22. To appoint, employ, engage or hire, Architect, contractors, sub-contractors, structural engineers, civil engineers, surveyors, overseers, experts, consultants, vastu consultants, chartered accountants, security guards, personnel and/or such other persons or agents as may be required in respect of the Development Activities or any aspect or part thereof including for survey and soil testing and also for preparation, modifications, alterations, sanctioning, extension, revalidation etc., of plans or approvals or clearances and also for any Development Activity and for other purposes hereinstated on such terms and conditions as the Attorneys or any of them may deem fit and proper and to cancel, alter or revoke any such appointment or collaboration.
23. To appoint or collaborate with organizations and persons in connection with Facility Management, Common Area management or any Recreational Area and any other Residential, Assembly, Commercial, Educational, Health and/or Mercantile uses on such terms and conditions as the Attorneys or any of them may deem fit and proper and to cancel, alter or revoke any such appointment or collaboration.
24. To do all necessary acts deeds and things for complying all laws rules regulations bye-laws ordinance etc., for the time being in force with regard to the Subject Property.
25. To apply for and obtain Completion or Occupancy Certificate and other certificates as may be required from the concerned authorities.
26. To insure and keep insured the New Building and other Developments or any part thereof or any materials equipments or machineries against loss or damage by fire earthquake and/or other risks, if and as be deemed necessary and/or desirable by the said Attorneys or any of them and to pay all premium therefor.
27. To obtain loans and finance in respect of any aspect of the New Building including the developments at the Subject Property from any Banks and/or the Financial Institutions by mortgaging and charging the Developer's Allocation in the New Building in accordance with the terms and conditions of the Development

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Agreement and without however creating any financial obligation upon the Principal.

28. To deal with banks and financiers and/or their officers and/or assigns in connection with the repayment of dues and to obtain any no objection certificates, consents, conditional consents, clearances, releases, redemptions from them.
29. To caused to be produce or give copies of any original title deed or document relating to the Subject Property and/or the Complex to any person or financier.
30. To deal with, Transfer and/or part with possession of the Developer's Allocation or any part or share thereof including but not limited to the proportionate share in the land of the Subject Property to any Transferee.
31. To grant consent and No Objection Certificate and permit the Transferees of Units, Parking Spaces and other Transferable Areas (including proportionate land share) comprised in the Developer's Allocation to take loans or finances from any Banks or Financial Institutions.
32. To advertise and publicize the New Building or any part thereof in any media and to appoint marketing agents, brokers, sub-brokers, sole selling or other agents for sale or otherwise transfer of the same in terms of the Development Agreement.
33. To ask, demand, recover, realize and collect the Realizations and amounts or any parts thereof receivable in respect of any Transfer of the Developer's Allocation including but not limited to the proportionate shares in the land forming part thereof and to issue receipts to the Transferees accordingly which shall fully exonerate the person or persons paying the same.
34. To Transfer the Developer's Allocation including but not limited to the proportionate shares in land forming part thereof to such person and at such consideration as the Attorneys or any of them may deem fit and proper and to receive the amounts receivable in respect thereof and issue receipts, acknowledgements and discharges therefor to fully exonerate the person or persons paying the same;
35. To negotiate, take bookings and applications of whatsoever nature in respect of Transfer of the Developer's Allocation and if necessary to amend, modify, alter or cancel the same in terms of the Development Agreement.

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36. To receive the amounts receivable in respect of any Transfer of the Developer's Allocation and issue receipts, acknowledgements and discharges therefor and to fully exonerate the person or persons paying the same.
37. To prepare sign execute and/or deliver all papers, documents, agreements, supplementary agreements, nominations, assignments, sale deeds, conveyances, leases, sub-leases, licenses, mortgages, charges, tenancies, declarations, forms, receipts and such other documents and writings as in any way be required to be so done and as may be deemed fit and proper by the said Attorneys or any of them in respect of the Transfer of the Developer's Allocation or any part thereof.
38. To enforce any covenant in any agreement, deed or any other contracts or documents of transfer and to exercise all rights and remedies available to the Principal and Developer thereunder.
39. To terminate or cancel any contract, agreement, right of occupancy user enjoyment with any Transferee and exercise such rights as may be available in respect of such termination or cancellation.
40. To ask, demand, sue for, recover, realize and collect extras and deposits which are or which may be due payable or recoverable from any Transferees or any person or persons or authority or authorities on any account whatsoever and to give effectual receipts and discharges for the same.
41. To have the Units Transferred to the Transferees to be separately assessed and mutated in the name of the respective Transferees in all public records and with all authorities and/or persons having jurisdiction and to deal with such authority and/or authorities in such manner as the said Attorneys or any of them may deem fit and proper.
42. To deal with any claim of any third party in respect of the Subject Property and to oppose or settle the same.
43. To look after all or any of the acts relating to Common Purposes including the management, maintenance and administration of the New Building as Maintenance In-Charge.
44. To form a non profit making company or association or society or syndicate amongst the owners and/or buyers of the Transferable Areas (including Association under the Apartment Ownership Act).

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45. To contest or challenge any proceeding relating to vesting or acquisition or requisition or relating to any encumbrance, obligation or liability on the Subject Property and/or the New Building or any part thereof and to attend hearings and object or settle with them and to receive compensations and other moneys payable in respect of acquisition and/or requisition of the Subject Property or any part thereof and utilize the same in accordance with the terms and conditions of the Development Agreement.
46. For all or any of the purposes hereinstated to appear and represent the Principal before the Gram Panchayat, Panchayat Samity, B.L. & L.R.O., D.L. & L.R.O., Zilla Parishad, MED, Collector, District Magistrate, ADM, Rent Controller, Fire Brigade, Planning Authority, Development Authority, the authorities under the Real Estate (Regulation and Development) Act, 2016 and/or the West Bengal Housing Industry Regulation Act, 2017, the Authorities under the West Bengal Apartment Ownership Act, Companies Act, Societies Registration Act, the Competent Authority under the Urban Land (Ceiling & Regulation) Act, 1976, the authorities under the West Bengal Town and Country (Planning & Development) Act, West Bengal Land Reforms Act, West Bengal Estate Acquisition Act, Development Authority, Pollution Control Board, Airport Authority, Police Authorities, Traffic Department, Directorate of Fire Services, Directorate of Lifts, Environment Authorities, Licensing Authorities, Police Authorities, Traffic Department, Directorate of Fire Services, Directorate of Lifts, Directorate of Electricity, West Bengal State Electricity Development Corporation Limited, Insurance Companies, Electricity, Water and other service provider organizations, Land Acquisition Collector and also all other authorities and Government Departments and/or its officers and also all other State Executives Judicial or Quasi Judicial, land and other authorities and all private bodies and service providers and all other persons and also all courts tribunals and appellate authorities and do all acts deeds and things as the Attorneys or any of them may deem fit and proper.
47. To appear and represent the Principal before any Notary Public, Registrar of Assurance, District Registrar, Sub Registrar, Additional Registrar, Metropolitan Magistrate and/or other officer or officers or authority or authorities having jurisdiction and to present for registration before them and admit execution and to acknowledge and register and have registered and perfected and/or notarized and/or affirm or declare all documents instruments and writings executed by the said Attorneys or any of them by virtue of the powers hereby conferred.

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48. To commence prosecute enforce defend answer and oppose all actions suits writs appeals revisions, review, arbitration proceedings, and other legal proceedings and demands civil criminal or revenue whether pending or which may hereafter be filed concerning and/or touching any of the matters herein stated and if thought fit to compromise settle, refer to arbitration, abandon, submit to judgment or become non suited in any such action or proceedings as aforesaid before any Court, Civil or Criminal or Revenue, Arbitration Tribunal, any other Tribunal, Collector, Judicial or Quasi Judicial authorities and forums, Statutory authorities, presiding officers, authorized officers, etc. and to sign declare verify and/or affirm any plaint, written statement, petition, application, consent petition, affidavit, vakalatnama, warrant of Attorney, memorandum of appeal or any other document or cause paper in any proceeding and to adduce oral and documentary evidences as the occasions shall require and/or as the said Attorneys or any of them may think fit and proper.
 49. To apply for, obtain, accept and receive any original or copies of clearances, certificates, permissions, no objections, licenses, notices summons and services of papers from any Court, Tribunal, postal authorities and/or other authorities and/or persons.
 50. To receive refund of the excess amount of fee or other amounts, if any, paid for the purposes herein stated and to give valid and effectual receipts in respect thereof.
 51. To receive all letters parcels or other postal articles and documents in respect of the Subject Property and to grant proper and effectual receipt thereof.
 52. For better and more effectually exercising the powers and authorities aforesaid to retain appoint and employ Advocates, Pleaders, Solicitors, Mukhtears and to revoke such appointments.
- IV. **AND GENERALLY** to do all acts deeds and things for better exercise of the authorities herein contained relating to the Subject Property and related purposes which the Principal himself could have lawfully done under his own hands and seal, if personally present.
- V. **AND** the Principal doth hereby ratify and confirm and agree to ratify and confirm all and whatever his said Attorneys or any of them shall lawfully do or cause to be done in or about the premises aforesaid.
- VI. **AND** it is clarified that while exercising the powers and authorities hereby conferred on the said Attorney, they shall not do any act deed or thing which would go against the provisions of the Development Agreement and by executing this Power of

Attorneys or any of them the obligations of the Principal or consequences for non compliance under the Development Agreement shall not be affected.

THE SCHEDULE ABOVE REFERRED TO:

(SUBJECT PROPERTY)

PART-I

ALL THAT the piece or parcel of Sali land containing an area of 1.4059 acre more or less situate lying at and being a divided and demarcated portion of L.R. Dag No. 2708 recorded in L.R. Khatian No. 1296 (formerly portion of R.S. Dag No. 2708 recorded in R.S. Khatian No. 1341 and theretofore C.S Dag No. 2502 recorded in C.S Khatian No.623) together with several dwelling rooms thereat admeasuring 11350 Square feet in Mouza Ghuni, J. L. No. 23 under Police Station New Town (formerly Rajarhat), Additional District Sub-Registrar, Rajarhat, in the jurisdiction of Jyangra Hatiara Gram Panchayat No.2 in the District of North 24 Parganas and shown in the plan annexed to the Development Agreement duly bordered thereon in "**Red**" and is butted and bounded as follows:

- On the **North** : By portion of R.S. Dag No. 2708;
- On the **South** : By public Road;
- On the **East** : By remaining portion of R.S. Dag No. 2708; and
- On the **West** : By R.S. Dag No. 2702.

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

PART-II

ALL THAT the piece or parcel of Bastu land containing an area of 0.0239 acre more or less situate lying at and being a divided and demarcated portion of L.R. Dag No. 2702 recorded in L.R. Khatian No. 1296 (formerly portion of R.S. Dag No. 2702 recorded in R.S. Khatian No. 1294 and theretofore C.S Dag No. 2503 recorded in C.S Khatian No.91) together with several dwelling rooms thereat admeasuring 200 Square feet in Mouza Ghuni, J. L. No. 23 under Police Station New Town (formerly Rajarhat), Additional District Sub-Registrar, Rajarhat, in the jurisdiction of Jyangra Hatiara Gram Panchayat No.2 in the District of North 24 Parganas and shown in the plan annexed to the

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Development Agreement duly bordered thereon in "Blue" and is butted and bounded as follows:

- On the North : By portion of R.S. Dag No.2702;
 On the South : By public Road;
 On the East : By portion of R.S. Dag No. 2708; and
 On the West : By Road.

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

IN WITNESS WHEREOF the Principal have hereunto set and subscribed their respective hands and seal on this 25th day of September Two Thousand and Eighteen.

EXECUTED AND DELIVERED by the
 PRINCIPAL abovenamed at Kolkata in
 the presence of:

Priyowanathi Bhattacharya

(Phno. 9830026292)

1. *Pratim Majumder*
 1B & 2 Hare street
 Kolkata - 700001

2. *Rajib Bhattacharya*
 FF-7, Sector-III
 Salt Lake City,
 Kolkata - 700106

We Accept:

ATK MANOR DEVELOPERS LLP

Agard Toure
 ATK MANOR DEVELOPERS LLP
 Designated Partner
 (Phn. 9831273856)

Arpit
 Designated Partner
 (ARPIT GIRI)
 (Phno. 8017171357)

Drafted by me:-

Pratim Majumder, Advocate
 C/o DSP Law Associates
 1B & 2 Hare Street
 4D, Nicco House,
 Kolkata-700001
 F/763/2012







Government of West Bengal

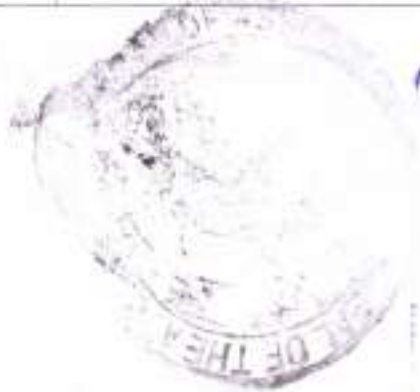
Department of Finance (Revenue) , Directorate of Registration and Stamp Revenue

OFFICE OF THE A.R.A. - III KOLKATA, District Name :Kolkata

Signature / LTI Sheet of Query No/Year 19031000262053/2018

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

Sl No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
1	Mr Biswanath Bhattacharya Alias Mr Biswanath Bhattacharjee . FF-7, Sector-III, Tank No. 12, Salt Lake, P.O.- IB Block, P.S.- South Bidhannagar, District.- North 24-Parganas, West Bengal, India, PIN - 700106	Principal		4057 	 25/9/2018
2	Mr Azad Tanveer Kalim Alias Mr Azad Tanvir Kalim . 84/9, Ripon Street, P.O:- Park Street, P.S:- Park Street, Kolkata, District -Kolkata, West Bengal, India, PIN - 700016	Represent ative of Attorney [ATK MANOR DEVELOP ERS LLP]		Absent	

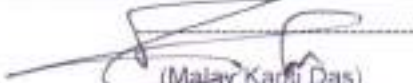


Additional Registrar of
Assurances III Kolkata

25 SEP 2018

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

Sl No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
3	Mr Arpit Giria , CD-35, Sector -I, Salt Lake City, P.O:- Bidhannagar, P.S.- North Bidhannagar, Kolkata, District:-North 24-Parganas, West Bengal, India, PIN - 700064	Representative of Attorney [ATK MANOR DEVELOPERS LLP]		4056 	 25/9/2018
Sl No.	Name and Address of identifier	Identifier of		Signature with date	
1	Mr Abdul Samad Azad Son of Mr Mozaffar Hossain 32/A/1B, 3rd Floor, Taltola Lane, P.O:- Park Street, P.S:- Taltola, Kolkata. District:-Kolkata, West Bengal, India, PIN - 700016	Mr Biswanath Bhattacharya, Mr Azad Tanveer Kalim, Mr Arpit Giria		 25/9/2018	


(Malay Karfi Das)

ADDITIONAL REGISTRAR OF
OF ASSURANCE
OFFICE OF THE A.R.A. -
KOLKATA
Kolkata, West Bengal


 ভারত সরকার
 Government of India


 আব্দুল সামাদ আজাদ
 Abdul Samad Azad
 পিতা : মোজাফ্ফার হোসেন
 Father : MOZAFFAR HOSSAIN
 জন্ম তারিখ / DOB : 2003/11/500
 লিঙ্গ / Male



8257 0133 2969

আধার - সাধারণ মানুষের অধিকার

Also attached.


 ভারত সরকার
 Unique Identification Authority of India

ঠিকানা:
 32A/18 তৃতীয় মেলা, তালতালা
 লেন, পার্ক স্ট্রীট, কোলকাতা,
 পশ্চিমবঙ্গ, 700016

Address:
 32A/18 3RD FLOOR, TALTALA
 LANE, Park Street HO, Park
 Street, Kolkata, West Bengal,
 700016

8257 0133 2969

 1800 300 1047
 help@aiid.gov.in
 www.aiid.gov.in

Also attached


 भारत सरकार
 GOVERNMENT OF INDIA
ELECTION COMMISSION OF INDIA
IDENTITY CARD

AZC1187467



नाम/नाम	डिलीप माहटो
Electors Name	Dilip Mahato
पिता का नाम	सुभाष माहटो
Father's Name	Subhas Mahato
जन्म तिथि	XX/XX/1995
Date of Birth	XX/XX/1995

Dilip Mahato

AZC1187467

PIN कोड
 843216

Address
 Town/Village:
 District: SITAMARHI

Issue Date: 05/03/2014

(This card is valid for all purposes)
 (यह कार्ड सभी उद्देश्यों के लिए वैध है)
 (Signature of the Voter)
 (हस्ताक्षर)
 (Date)
 (दिनांक)

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

AZAD TANVEER KALIM

MOHAMMAD KALIMUDDIN

15/08/1980

Permanent Account Number

ALOPK2271J

Signature



19/7/2017

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

ARPIT GIRIA

SUNIL KUMAR GIRIA

07/06/1995

Permanent Account Number

BKKPG0009G



00000000

आयकर विभाग / भारत सरकार / आयकर विभाग
आयकर विभाग / भारत सरकार / आयकर विभाग
आयकर विभाग / भारत सरकार / आयकर विभाग
आयकर विभाग / भारत सरकार / आयकर विभाग
पुणे - 411 004

If this card is lost / someone's lost card is found,
Please inform / return to:
Income Tax PAN Services Unit, NSDL,
3rd Floor, Market Street,
Plot No. 341, Survey No. 9978,
Model Colony, Near Deep Bunglow Chowk,
Pune - 411 004.

Tel: 91-20-2721 0000, Fax: 91-20-2721 4061
e-mail: nsdl@nsdl.com

Arpit Giria



ভারতীয় বিশিষ্ট পরিচয় প্রাধিকরণ

ভারত সরকার

Unique Identification Authority of India

Government of India

তালিকাভুক্তির আই ডি / Enrollment No. 2017/80265/05564

To
বিনয় ভট্টাচার্যী
Biswanath Bhattacharjee
S/O- Surendra Nath Bhattacharjee
FF-7 Sector-3
Tank No-12 Salt Lake
Bidhanagar(M)
Bidhan Nagar Ib Market
North 24 Paraganas North 24 Parganas
West Bengal 700105

12/01/2017
23938693



MD239386930FH



Biswanath Bhattacharjee

আপনার আধার সংখ্যা / Your Aadhaar No. :

2403 2951 2540

আমার আধার, আমার পরিচয়



ভারত সরকার

Government of India



বিনয় ভট্টাচার্যী
Biswanath Bhattacharjee
জন্মতারিখ / DOB : 31/01/1935
পুরুষ / Male



2403 2951 2540

আমার আধার, আমার পরিচয়

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

BISWANATH BHATTACHARYA
SURENDRANATH BHATTACHARYA



31/01/1935
Permanent Account Number

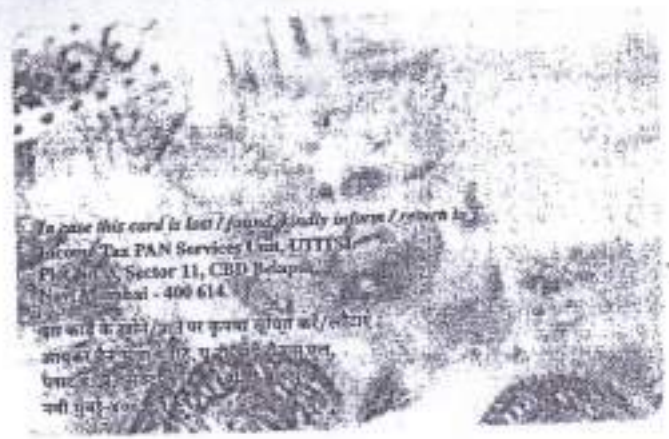
APKPB3192D

Biswanath
Signature



✓
Biswanath Bhattacharya

Biswanath Bhattacharya



✓



भारतीय विशिष्ट पहचान प्राधिकरण

भारत सरकार
Unique Identification Authority of India
Government of India

नामांकन क्रम/Enrolment No.: 1528/42259/16945

Download Date: 04/07/2017

To
आज़ाद तनवीर कलीम
Azad Tanveer Kalim
S/O: Late Md Kalimuddin
61, Ripon Street
Park Street
Kolkata Park Street
West Bengal - 700016
9831273855

Generation Date: 21/04/2017

Signature valid



आपका आधार क्रमांक / Your Aadhaar No. :

2187 4299 7829

मेरा आधार, मेरी पहचान



भारत सरकार

Government of India



आज़ाद तनवीर कलीम
Azad Tanveer Kalim
जन्म तिथि/ DOB: 15/08/1980
पुरुष / MALE



2187 4299 7829

मेरा आधार, मेरी पहचान



Government of India



AADHAAR

सूचना

- आधार पहचान का प्रमाण है, नागरिकता का नहीं।
- पहचान का प्रमाण ऑनलाइन ऑथेंटिकेशन द्वारा प्राप्त करें।
- यह एक इलेक्ट्रॉनिक प्रक्रिया द्वारा बना हुआ पत्र है।

INFORMATION

- Aadhaar is a proof of identity, not of citizenship.
- To establish identity, authenticate online.
- This is electronically generated letter.

- आधार देश भर में मान्य है।
- आधार भविष्य में सरकारी और गैर-सरकारी सेवाओं का लाभ उठाने में उपयोगी होगा।
- Aadhaar is valid throughout the country.
- Aadhaar will be helpful in availing Government and Non-Government services in future.



भारतीय विशिष्ट पहचान प्राधिकरण

Unique Identification Authority of India

पता:

आज़ाद रज. मो. कलीमुद्दीन, 61,
रिपोन स्ट्रीट, पार्क स्ट्रीट, कोलकाता,
वेस्ट बंगाल - 700016

Address:

S/O: Late Md Kalimuddin, 61,
Ripon Street, Park Street,
Kolkata,
West Bengal - 700016

2187 4299 7829



1927



help@uidai.gov.in



www.uidai.gov.in

(Handwritten signature)



भारतीय विशिष्ट पहचान प्राधिकरण
INDIAN NATIONAL AUTHORITY OF IDIA

Address:
S/O: Sunil Kumar Giria, CD -
35, Sector - 1, Near 3 No Tank,
Salt Lake, Bidhannagar(M),
North 24 Parganas, West
Bengal, 700064

Address:
S/O: Sunil Kumar Giria, CD -
35, Sector - 1, Near 3 No Tank,
Salt Lake, Bidhannagar(M),
North 24 Parganas, West
Bengal, 700064



1947
1800 300 1947

help@nidai.gov.in

www.nidai.gov.in P.O. Box No. 1947,
Bengaluru-562 001

Arpit



भारत सरकार
GOVERNMENT OF INDIA

























Arpit Giria
Arpit Giria
Date of Birth / DOB : 07/06/1995
Male / MALE












9263 8975 3284



Aadhaar - Aam Aadmi ka Adhikar

<i>Finger prints of the executant</i>					
 <p>73-05 Wansalle P. S. S. S. S.</p>					
	Little	Ring	Middle (Left Hand)	Fore Hand)	Thumb
					
Thumb	Fore	Middle (Right Hand)	Ring Hand)	Little	

<i>Finger prints of the executant</i>					
 <p>43-05 Wansalle</p>					
	Little	Ring	Middle (Left Hand)	Fore Hand)	Thumb
					
Thumb	Fore	Middle (Right Hand)	Ring Hand)	Little	

<i>Finger prints of the executant</i>					
 <p>Wansalle</p>					
	Little	Ring	Middle (Left Hand)	Fore Hand)	Thumb
					
Thumb	Fore	Middle (Right Hand)	Ring Hand)	Little	

Major Information of the Deed

Deed No :	IV-1903-06116/2018	Date of Registration	26/09/2018
Query No / Year	1903-1000262053/2018	Office where deed is registered	
Query Date	25/09/2018 12:08:11 PM	A.R.A. - III KOLKATA, District: Kolkata	
Applicant Name, Address & Other Details	Biswanath Bhattacharjee FF-7, Sector-III, Tank 12, Salt Lake, Thana : South Bidhannagar, District : North 24-Parganas, WEST BENGAL, PIN - 700106, Mobile No. : 9432201669, Status : Advocate		
Transaction	Additional Transaction		
[4002] Power of Attorney, General Power of Attorney			
Set Forth value	Market Value		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 100/- (Article:48(d))	Rs. 7/- (Article:E)		
Remarks			

Principal Details :



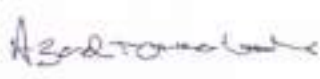
Sl No	Name,Address,Photo,Finger print and Signature
1	<p>Mr Biswanath Bhattacharya, (Alias: Mr Biswanath Bhattacharjee) Son of Late Surendra Nath Bhattacharjee , FF-7, Sector-III, Tank No. 12, Salt Lake, P.O- IB Block, P.S:- South Bidhannagar, District-North 24-Parganas, West Bengal, India, PIN - 700106 Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: India, PAN No.: APKPB3192D, Status :Individual, Executed by: Self, Date of Execution: 25/09/2018 , Admitted by: Self, Date of Admission: 25/09/2018 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 25/09/2018 , Admitted by: Self, Date of Admission: 25/09/2018 ,Place : Pvt. Residence</p>

Attorney Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	<p>ATK MANOR DEVELOPERS LLP 63, Rafi Ahmed Kidwai Road, P.O:- Park Street, P.S:- Park Street, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700016 , PAN No.: ABMFA8118L, Status :Organization, Executed by: Representative</p>

Major Information of the Deed :- IV-1903-06116/2018-26/09/2018

Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	<p>Name</p> <p>Mr Azad Tanveer Kalim, (Alias Name: Mr Azad Tanvir Kalim) Son of Mr Md Kalimuddin Date of Execution - 25/09/2018, , Admitted by: Self, Date of Admission: 25/09/2018, Place of Admission of Execution: Office</p>	<p>Photo</p>  <p>Sep 26 2018 5:00PM</p>	<p>Finger Print</p>  <p>LTI 26/09/2018</p>	<p>Signature</p>  <p>26/09/2018</p>
	<p>, 84/9, Ripon Street, P.O:- Park Street, P.S:- Park Street, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700016, Sex: Male, By Caste: Muslim, Occupation: Business, Citizen of: India, , PAN No.:: ALOPK2271J Status : Representative, Representative of : ATK MANOR DEVELOPERS LLP (as Designated Partner)</p>			
2	<p>Mr Arpit Giria (Presentant) Son of Mr Sunil Kumar Giria , CD-35, Sector -I, Salt Lake City, P.O:- Bidhannagar, P.S:- North Bidhannagar, Kolkata, District:-North 24-Parganas, West Bengal, India, PIN - 700064, Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: India, , PAN No.:: BKKPG0009G Status : Representative, Representative of : ATK MANOR DEVELOPERS LLP (as Designated Partner)</p>			

Identifier Details :

Name & address	
<p>Mr Abdul Samad Azad Son of Mr Mozaffar Hossain 32/A/1B, 3rd Floor, Taltola Lane, P.O:- Park Street, P.S:- Taltola, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700016, Sex: Male, By Caste: Muslim, Occupation: Others, Citizen of: India, , Identifier Of Mr Biswanath Bhattacharya, Mr Azad Tanveer Kalim, Mr Arpit Giria</p>	
<p>Mr Dileep Mahato Son of Late N Mahato , Zava Toia, P.O:- T Chapra, P.S:- Bihar, India, PIN - 743316, Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: India, , Identifier Of Mr Azad Tanveer Kalim</p>	
<p><i>Dileep mahato</i></p>	<p>26/09/2018</p>

On 25-09-2018

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

Presented for registration at 20:15 hrs on 25-09-2018, at the Private residence by Mr Arpit Giria ,

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

Execution is admitted on 25/09/2018 by Mr Biswanath Bhattacharya, Alias Mr Biswanath Bhattacharjee, Son of Late Surendra Nath Bhattacharjee, , FF-7, Sector-III, Tank No. 12, Salt Lake, P.O: IB Block, Thana: South Bidhannagar, , North 24-Parganas, WEST BENGAL, India, PIN - 700106, by caste Hindu, by Profession Others

Identified by Mr Abdul Samad Azad, , Son of Mr Mozaffar Hossain, 32/A/1B, 3rd Floor, Taltola Lane, P.O: Park Street, Thana: Taltola, , City/Town: KOLKATA, Kolkata, WEST BENGAL, India, PIN - 700016, by caste Muslim, by profession Others

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

Execution is admitted on 25-09-2018 by Mr Arpit Giria, Designated Partner, ATK MANOR DEVELOPERS LLP, 63, Rafi Ahmed Kidwai Road, P.O:- Park Street, P.S:- Park Street, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700016

Identified by Mr Abdul Samad Azad, , Son of Mr Mozaffar Hossain, 32/A/1B, 3rd Floor, Taltola Lane, P.O: Park Street, Thana: Taltola, , City/Town: KOLKATA, Kolkata, WEST BENGAL, India, PIN - 700016, by caste Muslim, by profession Others



Malay Kanti Das
ADDITIONAL REGISTRAR OF ASSURANCE
OFFICE OF THE A.R.A. - III KOLKATA
Kolkata, West Bengal

On 26-09-2018

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 (d) of Indian Stamp Act 1899.

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

Execution is admitted on 26-09-2018 by Mr Azad Tanveer Kalim, , Mr Azad Tanvir Kalim Designated Partner, ATK MANOR DEVELOPERS LLP, 63, Rafi Ahmed Kidwai Road, P.O:- Park Street, P.S:- Park Street, Kolkata, District:- Kolkata, West Bengal, India, PIN - 700016

Identified by Mr Dileep Mahato, , Son of Late N Mahato, , Zava Tola, P.O: T Chapra, BIHAR, India, PIN - 743316, by caste Hindu, by profession Others

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 7/- (E = Rs 7/-) and Registration Fees paid by Cash Rs 7/-

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 50/- and Stamp Duty paid by Stamp Rs 100/-
Description of Stamp

1. Stamp; Type: Impressed, Serial no 35461, Amount: Rs.100/-, Date of Purchase: 03/09/2018, Vendor name: Bachan
Ganga



Malay Kanti Das
ADDITIONAL REGISTRAR OF ASSURANCE
OFFICE OF THE A.R.A. - III KOLKATA
Kolkata, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - IV

Volume number 1903-2018, Page from 177204 to 177234

being No 190306116 for the year 2018.



Probir Kumar Golder

Digitally signed by PROBIRKUMAR
GOLDER
Date: 2018.10.05 17:16:40 +05:30
Reason: Digital Signing of Deed.

(Probir Kumar Golder) 10/5/2018 5:16:30 PM
ADDITIONAL REGISTRAR OF ASSURANCE
OFFICE OF THE A.R.A. - III KOLKATA
West Bengal.

(This document is digitally signed.)

DATED THIS DAY OF 2018

FROM

BISWANATH BHATTACHARYA

... PRINCIPAL

TO

A T K MANOR DEVELOPERS LLP

... ATTORNEY

POWER OF ATTORNEY

DSP LAW ASSOCIATES
ADVOCATES
4D, NICCO HOUSE,
1B & 2 HARE STREET,
KOLKATA - 700001