



पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

AA 284281

...admitted to registration. The signature sheet / sheets & the endorsement sheet / sheets attached with this document as the part of this document

Q-1-45116/19

Additional District Sub-Registrar
Sodepur, North 24 Parganas
8 FEB 2019

POWER OF ATTORNEY FOR DEVELOPMENT

TO ALL TO WHOM THESE:

We, **1. SRI BANSHI DHAR AGARWALA (PAN: ADBPA2182P)**, Son of Late Ranjitmal Agarwala, by Nationality-Indian, by religion-Hindu, by occupation-Business, residing at: 46A Thana Road, P.O. B.D. Sopan, P.S. Khardah, Dist. North 24 Parganas, Kolkata - 700116,


Atokendu Bandyopadhyay
Advocate

Contd...2

(2)

2. SMT. GOMATI DEVI @ GOMATI DEVI AGARWAL (PAN: AXVPA1249H), Wife of Sri Banshidhar Agarwala, by Nationality-Indian, by religion-Hindu, by occupation-Housewife, residing at: 46A Thana Road, P.O. B.D. Sopan, P.S. Khardah, Dist. North 24 Parganas, Kolkata - 700116, do hereby jointly appoint, constitute and nominate "**M/S. ANNAPURNA NIRMAN**" (PAN no. **AAZFA0012H**), a Registered Partnership Firm under Indian Partnership Act, 1932 (Act IX of 1932), bearing Registration No. : L-79151/2014 having its registered office at 12/A/1/35 Shreyasi Apartment, 1st Floor, P.O. & P.S. Khardah, Kolkata 700117, District North 24 Parganas, hereby represented by its partners namely,
(1) SRI ASIM BOSE ROY (PAN no. APAPB9184R), Son of Sri Satya Ranjan Bose Roy, by Nationality-Indian, by religion-Hindu, by occupation-Business, residing at-3 no. Mahajati Nagar, P.O. Agarpara, P.S. Khardah, Dist. North 24 Parganas, Kolkata-700109,
(2) SRI ANINDYA DAS (PAN no. ARWPD6238N), Son of Sri Dilip Kumar Das, by Nationality-Indian, by religion-Hindu, by occupation-Business, residing at-Gaipur, Natun Para, P.O. Gobordanga, P.S. Habra, Dist. North 24 Parganas, PIN:743252,
(3) SRI KINGSHUK DAS (PAN no. AVYPD3462A), Son of Sri Kanti Ranjan Das, by Nationality-Indian, by religion-Hindu, by Occupation-Business, residing at- 1, No. Surya Sen Nagar, P.O. & P.S. Khardah, Dist. North 24 Parganas, Kolkata - 700117,

SEND GREETINGS:-

WHEREAS the present owners/executants hereof have purchased a plot of land measuring an area more or less 6 Cottahs 10 Chittaks of land bearing sub plot no. 5 & 5/1 lying and situated at Mouza-Khardah, J.L. No. 2, Re.Su. No. 18, Touzi No. 145, 2998, comprised and contained in R.S. Dag No. 4141 & 4142 under R.S. Khatian No. 1924, P.S.



Alokendu Bandyopadhyay

Advocate

Contd...3

(3)

Khardah, under the then A.D.S.R.O. Barrackpore at present Additional District Sub-Registrar at Sodepur in the District of North 24 Parganas, within the local limits of Khardah Municipality, From their predecessors-in-title namely 1. Sri Asit Bhattacharya (Son of Late Amarendra Bijoy Bhattacharya), 2. Smt. Rajluxmi Devi (Widow of Late Amarendra Bijoy Bhattacharya), & 3. Smt. Aparna Chakraborti (Daughter of Late Amarendra Bijoy Bhattacharya) By virtue of a Registered Deed of Sale, Being no. 6072 which was executed on 08.10.1988 and Registered on 12.10.1988 at the Office Of A.D.S.R. Barrackpore and the same was recorded in Book No. I, Volume No. 114, Pages from 21 to 40, being no. 6072, for the year 1988.

AND WHEREAS in the manner aforesaid the owners/executants hereof as being the lawful joint owners of the said 6 cottahs 10 chittaks of land which is at present in physical measurement has become 5 cottahs 13 chittaks 37 sft. of land and the present owners/executants hereof presently possessing and enjoying the 5 cottahs 13 chittaks 37 sft. of land Togetherwith a one storied residential house standing thereon measuring more or less .800 sq.ft. and enjoying the actual physical possession of the said landed property as absolute & joint owners and mutated their names before the Khardah Municipality bearing Holding No. 155/103 Thana Road, under Ward no. 14 and the owners/executants hereof recorded their name in the L.R. record of right as R.S. Dag No. 4141, corresponding to L.R. Dag no. 5903 & R.S. Dag no. 4142, corresponding to L.R. Dag no. 5904, under R.S. Khatian No. 1924, corresponding to L.R. Khatian no. 5670 in the name of Banshidhar Agarwala & L.R. Khatian no.


Alokendu Bandyopadhyay
Advocate

Contd...4

(4)

5671 in the name of Gomati Devi, and has been possessing the same peacefully, quietly and without any interruption of others and paying the relevant rents and taxes regularly.

AND WHEREAS the Executants are desirous of developing the said land by constructed Multi Storeyed building (G+4) in accordance with the plan sanctioned by the Khardah Municipality and look for a responsible and reputed Developer/Promoter who will be able to develop the properties in conjunction with the Executants.

AND WHEREAS WE the executants hereof have entered into a **Registered Development Agreement, being no. 152400867/2019** in **Book no. I**, which was executed by us and Registered on **18th day of February, 2019** at the office of A.D.S.R. Sodepur, Dist. North 24 Parganas with the developer "**M/S. ANNAPURNA NIRMAN**" (**PAN no. AAZFA0012H**), a Registered Partnership Firm under Indian Partnership Act, 1932 (Act IX of 1932), bearing Registration No. : L-79151/2014 having its registered office at 12/A/1/35 Shreyasi Apartment, 1st Floor, P.O. & P.S. Khardah, Kolkata 700117, District North 24 Parganas, hereby represented by its partners namely,

(1) SRI ASIM BOSE ROY, Son of Sri Satya Ranjan Bose Roy, by Nationality-Indian, by religion-Hindu, by occupation-Business, residing at-3 no. Mahajati Nagar, P.O. Agarpara, P.S. Khardah, Dist. North 24 Parganas, Kolkata-700109,

(2) SRI ANINDYA DAS, Son of Sri Dilip Kumar Das, by Nationality-Indian, by religion-Hindu, by occupation-Business, residing at-Gaipur, Natun Para, P.O. Gobordanga, P.S. Habra, Dist. North 24 Parganas, PIN:743252,

Banshi Das Agnewal

(5)

(3) SRI KINGSHUK DAS, Son of Sri Kanti Ranjan Das, by Nationality-Indian, by religion-Hindu, by Occupation-Business, residing at- 1, No. Surya Sen Nagar, P.O. & P.S. Khardah, Dist. North 24 Parganas, Kolkata - 700117, for construction of a Multistoried Building/Complex (G+4), upon the said property consisting of several Numbers of Self Contained and Independent Flats, Garages, Shop Rooms etc. on the terms, conditions and considerations mentioned in the said Agreement.

AND WHEREAS at the treaty of the said Agreement WE have agreed to give a Power of Attorney in favour of the said Developers or as they may direct in order to enable them to get the plan sanctioned by the Khardah Municipality and other appropriate Authority to do all other acts and things.

AND WHEREAS the Developer Firm have requested us to grant the said power of Attorney in favour of "**M/S. ANNAPURNA NIRMAN**", a Registered Partnership Firm under Indian Partnership Act, 1932 (Act IX of 1932), bearing Registration No. : L-79151/2014 having its registered office at 12/A/1/35 Shreyasi Apartment, 1st Floor, P.O. & P.S. Khardah, Kolkata 700117, District North 24 Parganas, hereby represented by its partners namely,

(1) SRI ASIM BOSE ROY, Son of Sri Satya Ranjan Bose Roy, by Nationality-Indian, by religion-Hindu, by occupation-Business, residing at-3 no. Mahajati Nagar, P.O. Agarpara, P.S. Khardah, Dist. North 24 Parganas, Kolkata-700109,

(2) SRI ANINDYA DAS, Son of Sri Dillip Kumar Das, by Nationality-Indian, by religion-Hindu, by occupation-Business, residing at-Gaipur, Natun Para, P.O. Gobordanga, P.S. Habra, Dist. North 24 Parganas, PIN:743252,

(6)

(3) SRI KINGSHUK DAS, Son of Sri Kanti Ranjan Das, by Nationality-Indian, by religion-Hindu, by Occupation-Business, residing at- 1, No. Surya Sen Nagar, P.O. & P.S. Khardah, Dist. North 24 Parganas, Kolkata - 700117, which WE hereby do:-

NOW KNOW YE AND THESE PRESENTS WITNESS that We, **1. SRI BANSHI DHAR AGARWALA**, Son of Late Ranjitmal Agarwala, by Nationality-Indian, by religion-Hindu, by occupation-Business, residing at: 46A Thana Road, P.O. B.D. Sopan, P.S. Khardah, Dist. North 24 Parganas, Kolkata - 700116, **2. SMT. GOMATI DEVI @ GOMATI DEVI AGARWAL**, Wife of Sri Banshidhar Agarwala, by Nationality-Indian, by religion-Hindu, by occupation-Housewife, residing at: 46A Thana Road, P.O. B.D. Sopan, P.S. Khardah, Dist. North 24 Parganas, Kolkata - 700116, do hereby nominate, constitute and appoint the within named Developer to be our true and lawful Attorney to do and execute and perform all or any of the following acts, deeds, matters and things viz.

1. To appear and represent us before the Khardah Municipality for amalgamating the separate Holdings into a single Holding by inserting our holding property and sign the relevant applications for that purpose on behalf of us AND to prepare plan on behalf of the Executants for development of the said property described in the Schedule hereunder and to submit the same to the Khardah Municipality and other concerned authorities for obtaining approval to the same to submit proposals from time to time for the amendment of such Building Plans to the said Municipality and other concerned authorities for the purpose of obtaining approval to such amendments.

2. To approach on behalf of Executants all the concerned authorities under the Urban Land (ceiling and Regulation) Act,



Alokendu Bandyopadhyay

Advocate

Contd...7

(7)

1976 for the purpose of obtaining exemption under section 20 of the said Act in respect of the property for purpose of development and/or re-development of the said property and for that purpose, to sign such applications, papers, writings, undertakings etc. as may be required and to carry on correspondence with the authorities under the said Act and also prefer appeal or appeals from any order of the Competent Authority and/or any other Authority made under the provisions of the said Act in connection with the said property.

3. To enter upon the said property either alone or along with others for the purpose of commencing construction work on the said property.

4. To supervise the development work in respect of Building on the said property and to carry out and/or to get carried out through contractors, sub-contractors and/or Departmentally and/or in such manner as may be determined by the said Attorney construction of the structures on the said property in accordance with the plans and specifications and specifications sanctioned by the Khardah Municipality and other concerned authorities and in accordance with all the applicable rules and regulation made by the Government of West Bengal, Khardah Municipality, Town Planning Authorities, Police Authorities, Fire Fighting Authorities and/or other concerned authorities in that behalf for the time being.

5. To carry on correspondence with all concerned authorities and bodies including the Government of West Bengal in all Departments Municipality and/or Town Planning Department and other concerned authorities (in connection with the development of the said property).

6. To appear and represent us before and all concerned authorities and parties as may be necessary in connection



Alokendra Bandyopadhyay

Advocate

Contd...8

(8)

with the development of the said property as aforesaid.

7. To appoint from time to time Architects, R.C.C. Consultants, Contractors and other personal and workmen for carrying out the development of the said property as also construction of building/s thereon and to pay their fees, consideration moneys salaries and/or wages.

8. To pay various deposits to the Khardah Municipality and other concerned authorities as may be necessary for the purpose of carrying out the development work on the said property and construction of the structures thereon and to claim refund of such deposits so paid by our said Attorney and to give and effectual receipts in our name and on our behalf in connection with the refund of such deposits.

9. To approach the Hydraulic Engineer, City Engineer and Authorities and Officers of the Khardah Municipality for the purpose of obtaining various permission and other services connection including water connection for carrying out and completing the development of the said property and construction of building/s thereon and also to obtain water connections and service connection to the building constructed.

10. To execute in favour of the West Bengal State Electricity Distribution Company Limited/C.E.S.C. and/or Khardah Municipality a lease in respect of any portion of the said property for the purpose of enabling the Khardah Municipality and/or the West Bengal State Electricity Distribution Co. Ltd./C.E.S.C. to put up and erect an electric Sub-Station for the supply of electricity to the said Buildings.

11. To make necessary applications to the W.B.S.E.D.C.L./C.E.S.C. and other concerned authorities for obtaining electric power for the said property and the buildings constructed thereon.

12. To make necessary representations including filing of complaints and appeals before the Assessor and collectors, Khardah Municipality and other concerned authorities in

(9)

regard to the fixation of ratable value in respect of the building/s on the said property and/ or any portion thereof by the Assessor and Collector, Khardah Municipality.

13. To apply from time to time for modifications of the Building Plans in respect of the buildings to be constructed on the said property.

14. To apply for and obtaining water connection for the Buildings to be constructed on the said property and/ or occupation and Completion Certificate in respect of the said buildings or any part or parts thereof from Khardah Municipality and other concerned authorities.

15. To give such letters and writings and/or undertaking as may be required from time to time by the Khardah Municipality and/or other concerned authorities for the purpose of carrying out the development work in respect of the property as also in respect of the construction work of the buildings thereon and also for obtaining occupation and/ or completion Certificate in respect of the said building/s or any part or parts thereof.

16. To give necessary letters, writings and undertakings to the Khardah Municipality Fire Brigade Department for occupying the said building/s and/or obtaining necessary No Objection Certificate (NOC) from the said Department in connection with the said buildings.

17. To approach the Khardah Municipality and all other concerned authorities for the purpose of obtaining release of any portions of the said property and/or structures thereon from reservation (if any).

18. To approach the Government of West Bengal in all its Departments including the B.L. & L.R.O. office (BKP-II) as well as the Khardah Municipality for the purpose of mutation of the subject landed property and in all other concerned authorities for the purpose of obtaining necessary "No

(10)

Objection Certificate" and/or permission and/or sanction in regard to the carrying out the construction of the said building/s and completion thereof and for obtaining occupation and completion certificate in connection with the running and establishing Units thereon.

19. To do all other acts, deeds, matters and things in respect of the said property described in the Schedule hereunder written including to represent before and correspond with the Khardah Municipality and other concerned authorities for any of the matters relating to the sanctioning of the plans, obtaining the floor space index (FSI) for the construction proposed to be carried out on the said property and many other matters pertaining to the said property.

20. (i) To make necessary applications under the Land Acquisition Act for the purpose of getting the property released from acquisition or any reservation and also for the purpose of such applications sign or execute such writings and undertaking as may be required and to prefer an appeal from the Order of the Competent Authority.

(ii) To make applications and submit the amended or new Building Plans to the Khardah Municipality including all its Departments or any other Authorities for the purpose of getting the Building Plans, I.O.D. and Commencement Certificate sanctioned and/or revalidated and to give such other applications writings undertaking as may be required for the purpose of the Development of the said property.

(iii) To make applications for water connection, electric supply and other incidental requirements which may be required for the development of the said property.

(iv) To apply to the controller of Cement and Steel and any other authorities for the purpose of making applications for Cement and Steel and other materials and procure the same and for that purpose to give such

(11)

undertaking or execute such documents and applications as also to correspond with and do such other acts, matters and things as the Attorney may think fit and proper for the purpose of developing the said property.

21. (i) To enter into Agreement for sale of Building (**except Owner's allocation**) as per Agreement that will be constructed on the said property in the names of Attorney or the name of the Developers or the name of Private Limited Company and to retire and appropriate the sale proceeds to themselves.

(ii) To execute Agreements for sale for the said property or any part thereof described in the Schedule hereunder the completion of the construction and after transfer or sale of all the flats to the said future owners hereof.

(iii) The Land owners shall handover physical possession of the land with the existing structure to the developer and/or its representatives within 7 days after execution of the Development Agreement to have access to the land for the purpose of development, soil testing etc. and further permit the Developer to place hoardings, to keep building materials and allow the men and agents of the Developer to stay in the land for the purpose of construction of the building or apartment in question as stated hereinabove.

(iv) The Developer shall provide copies of all Plans, Layouts, Designs, elevations and such others to the owners free of cost.

(v) The owners/executants shall pay and bear the municipal taxes, maintenance charges and other duties as outgoings proportionately in respect of the owners allocated flats as may be determined by the association or society to be formed after taking physical possession of their respective flats from the developer. It is agreed that on and from handing over possession of the said land for construction of building proportionate share of taxes or charges, if any, in respect of the said land will be borne by the developer for sale of such flats, shops or Garages (**except Owner's**

(12)

allocation) in respect of the building or buildings that may be constructed on the said plot and also to exercise and sign conveyance or surrender in respect of the said portion of the land and lodge the document or documents for registration and admit the execution of any such document or documents before the sub registrar of A.D.S.R.O. Sodepur, North 24 Parganas, D.R. North 24 Parganas at Barasat and the Registrar of Assurance-II at Kolkata.

22. To execute the conveyance or conveyances in respect of the said property and building/s constructed thereon or any part thereof (**except Owner's allocated portion**) in favour of such person as the said Attorney shall determine including in favour of any Co-operative Housing Society, Limited Company that may be formed for the purpose.

23. To lodge the Conveyance, Lease and/or other documents or transfer that may be executed by the said attorney for registration and to admit execution thereof before the concerned Sub-Registrar, Dist. Registrar or Registrar of Assurance.

24. To make application on the Khardah Municipality and other Revenue Authorities for the transfer of the said property to the Transferees in whose favour the Conveyance, Lease and/or other documents of transfer as aforesaid may have been executed.

25. To execute Lease in respect of the said property (**except Owner's allocated portion**) and/or portion or portions and/or structure or structures standing thereon in favour of such person or persons as the said Attorney may from time to time determine by the said Attorney.

26. To attend before any Sub-Registrar or/and to execute and present for registration and admit execution by us of any agreement, deed, conveyance, transfer, assignment, assurances, release, indemnify or other instrument or writing the registration of which is compulsory under the Registration Act and generally to do all things necessary or expedient for registering the said deed, instruments and writings or

any of them as fully and efficiently as we could do.

27. (a) To insure the said property against damaged fire tempest, riots, civil commotion, floods, earthquakes or otherwise as our said Attorney may think fit and proper.

(b) To receive every sum of money whatsoever which may become due and payable to us upon or by virtue of any agreement charges or other security and on receipt thereof to make sign, execute and give sufficient releases or other discharges for the same.

28. (a) To lodge for registration the documents that may be required from time to time before the Sub-Registrar and to admit executing thereof.

(b) We do hereby agree and undertake that we shall not in any way write any letters and/or correspond with the Government of West Bengal in all its departments, the Khardah Municipality in all its Departments and other Municipality in all its Departments and other concerned local authorities counter mining any acts, deeds, matters and things done by the said Attorney pursuant to this power of Attorney. We do hereby expressly agree and undertake that if any such instructions shall be issued by us the same shall not affect the acts, deeds, matters and things by the said Attorney and all the concerned authorities shall be entitled to disregard all such instructions given by us.

(c) To obtain project loan from any Bank, Financial Institutions by Mortgaging the under mentioned Scheduled Property save and except the Owner's Allocation as stated in the Development Agreement.

29. For us and in our name to accept service of any writ of summons or other legal process and to appear in any court and before all courts. Magistrates or Judicial or other Officer whatsoever as by the said Attorney shall deem advisable and to commence any action/ other proceedings in any Court of Law or Attorney and the same action on proceedings to prosecute or discontinue or become non-suited as the said

(14)

Attorney shall see cause and also to take such other lawful ways and means for the recovering or getting in any such money or other thing whatsoever which shall be the said Attorney be conceived to be due/owing/ belonging or payable to us by any person/firm or body corporate and also to appoint any solicitor and/ or Advocate or Lawyer to prosecute or defend in the premises aforesaid or any of them as occasion may arise either in our name or in the name of the said Attorney.

30. To appoint Pleaders, Solicitors, Advocates or Attorneys or Lawyers to appear and act in any Court of Law or before any Custom or Port Trust or Revenue or other Office or Offices of any State or local Authority and to revoke such appointment and to substitute any others in their place and stead.

31. To sign, verify and execute Plaints, Written Statements, Counter-claims, Appeals, Review, Applications, Affidavits, Authorities and papers of every description that may be necessary to be signed, verified and executed for the purpose of any suits, actions, appeals and proceedings of any kind whatsoever in any Court of Law or Equity whether of Original, Appellate, Testamentary or Revisional Jurisdiction or Judicial Authority established by lawful Authorities and to do all acts and appearances and applications in any such Court or Courts aforesaid in any suits, actions, appeals or proceedings brought or commenced and to defend, answer or oppose the same or suffer Judgements or Decrees to be had given, taken or pronounced in any such suits, actions, appeals, proceedings and to execute decrees at the said Attorney shall be advised or think proper and also to bid at the Auction Sales that may be held by or on our behalf under the powers reserved to us under any Mortgage or Charge or by any Court or any Office thereof and to purchase any land, hereditaments and premises at such Auction Sales and to sign, verify and execute any applications, affidavits, agreements or other documents.

32. To receive from any Court of any Officer thereof or from any person, firm or body corporate amounts due and payable to us either alone or jointly with other on any account whatsoever including under any Deed or Mortgage or Deed of Charge or any other instrument in respect of such investments or otherwise howsoever and to give sign and execute all papers receipts releases and discharges for the same.

33. GENERALLY TO DO AND PERFORM all acts, deeds, matters and things necessary and convenient for all or any of the purpose aforesaid and for giving full effect to the authorities hereinbefore contained as fully and effectual as we could in our person do.

34. To do all other acts, deeds, matters and things which may be necessary to be done for rendering these presents valid and effectual to all intents and purpose according to Laws and Customs of India and particularly of West Bengal.

35. AND WE HEREBY DECLARE that this Power of Attorney is given in favour of the said Attorney and accordingly the said Attorney shall be entitled to exercise independently of each other the powers conferred upon the Developer Firm.

36. AND WE HEREBY AGREE to ratify and confirm whatsoever the said Attorney shall do in the premises by virtue of these presents AND WE HEREBY DECLARE that WE shall not do anything inconsistent with this Power of Attorney.

37. AND we hereby declare that the Powers and authorities hereby granted till the said property is fully and properly developed as per the Development Agreement as per rules and regulations of the Khardah Municipality and that the transfer and/or conveyance of the said land with building is conveyed and/or transferred in favour of ultimate transferee.

Words in this indenture importing singular shall include plural and vice-versa.

Words in this indenture importing masculine gender shall include feminine or neuter gender and vice-versa.



Alokendu Bandyopadhyay

Advocate

Contd...16

(16)

FIRST SCHEDULE ABOVE REFERRED TO

(Description of the Landed Property)

ALL THAT the piece and parcel of land measuring more or less **5 Cottahs 13 Chittaks 37 sft.** of land classified as "**BASTU**" togetherwith a one storied residential house standing thereon measuring more or less **800 Sq.ft.** situates and lying at **Mouza-Khardah**, J.L. No. 2, Re.Su. No. 18, Touzi No. 145, 2998, comprised and contained in R.S. Dag No. 4141, corresponding to L.R. Dag no. 5903 & R.S. Dag no. 4142, corresponding to L.R. Dag no. 5904, under R.S. Khatian No. 1924, corresponding to L.R. Khatian no. 5670 in the name of Banshidhar Agarwala & L.R. Khatian no. 5671 in the name of Gomati Devi, P.S. Khardah, under Additional District Sub-Registrar at Sodepur in the District of North 24 Parganas, within the local limits of Khardah Municipality, being Holding No. 155/103 Thana Road, under Ward no. 14 which is the subject property of this Power of Attorney for Development.

BUTTED AND BOUNDED

On the North : Municipal Khal.
On the South : 12' Wide Thana Road.
On the East : H/O Lal Mohan Sadhuka.
On the West : H/O Mohit Lal Mitra.

(17)

IN WITNESSES WHEREOF the parties/Executants hereto have hereunto set and subscribed their respective hands on this the 1st day of February, 2019 A.D.

SIGNED AND DELIVERED

in presence of following

WITNESSES:

1. Rajiv Kumar
310/238 Ad. Subj. No.
Khandah. 700 116

Ranbir Kumar Agarwal,

2. Anish Kumar Poddar
Stirzamnagar
501-113.

गामती देवी गामती देवी अग्रवाल

**SIGNATURE OF THE
EXECUTANTS/OWNERS**

ANNAPURNA NIRMAN

Asim Bose Ref.
Anindya Das.
Kingshuk Das.

Partner

SIGNATURE OF THE ATTORNEY

Drafted by:

Alokendu Bandyopadhyay
Adv.

Alokendu Bandyopadhyay
Enl. No. WB-570/2004. Advocate
District Judges' Court, Barasat
North 24 Parganas (W.B.)

Laser Setter:

Prasanna Paul



SRI BANSHI DHAR AGARWALA

(1) Name :

Banshi Dhar Agarwal

LEFT HAND FINGER PRINTS

LITTLE	RING	MIDDLE	FORE	THUMB

RIGHT HAND FINGER PRINTS

THUMB	FORE	MIDDLE	RING	LITTLE

Banshi Dhar Agarwal

SIGNATURE OF THE PRESENTANT

**SMT. GOMATI DEVI @
GOMATI DEVI AGARWAL**

(2) Name :

Status : Presentant/Executant/Claimant/Attorney/Principal/Guardian/Testator



*गोमती देवी
गोमती देवी अग्रवाल*

LEFT HAND FINGER PRINTS

LITTLE	RING	MIDDLE	FORE	THUMB

RIGHT HAND FINGER PRINTS

THUMB	FORE	MIDDLE	RING	LITTLE

गोमती देवी गोमती देवी अग्रवाल

SIGNATURE OF THE PRESENTANT

All the above fingerprints are of the abovenamed person, and attested by the said person.

N.B. : L.H. = Left Hand Finger Prints & R.H. = Right Hand Finger Prints.



(1) Name : **SRI ASIM BOSE ROY**

Asim Bose Roy

LEFT HAND FINGER PRINTS

LITTLE	RING	MIDDLE	FORE	THUMB

RIGHT HAND FINGER PRINTS

THUMB	FORE	MIDDLE	RING	LITTLE

Asim Bose Roy

SIGNATURE OF THE PRESENTANT



(2) Name : **SRI ANINDYA DAS**

Status : Presentant/Executant/Claimant/Attorney/Principal/Guardian/Testator

LEFT HAND FINGER PRINTS

LITTLE	RING	MIDDLE	FORE	THUMB

RIGHT HAND FINGER PRINTS

THUMB	FORE	MIDDLE	RING	LITTLE

Anindya Das.

SIGNATURE OF THE PRESENTANT

All the above fingerprints are of the abovenamed person, and attested by the said person.

N.B. : L.H. = Left Hand Finger Prints & R.H. = Right Hand Finger Prints.

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



SRI KINGSHUK DAS

(1) Name :

LEFT HAND FINGER PRINTS

LITTLE	RING	MIDDLE	FORE	THUMB

RIGHT HAND FINGER PRINTS

THUMB	FORE	MIDDLE	RING	LITTLE

All the above fingerprints are of the abovenamed person, and attested by the said person.

Kingshuk Das.
SIGNATURE OF THE PRESENTANT

X

X PHOTO PASTED

(2) Name :

Status : Presentant/Executant/Claimant/Attorney/Principal/Guardian/Testator

LEFT HAND FINGER PRINTS

LITTLE	RING	MIDDLE	FORE	THUMB
X	X	X	X	X

RIGHT HAND FINGER PRINTS

THUMB	FORE	MIDDLE	RING	LITTLE
X	X	X	X	X

X

All the above fingerprints are of the abovenamed person,

PERMANENT ACCOUNT NUMBER
ADBPA2182P



NAME
BANSHI DHAR AGARWALA

FATHER'S NAME
RANJIT MAL AGARWALA

DATE OF BIRTH
15-01-1947

SIGNATURE
Banshi Dhar Agarwala

COMMISSIONER OF INCOME-TAX, W.B. - XI

Banshi Dhar Agarwala

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

GOMATI DEBI AGARWAL

NAGARMAL AGARWAL

01/01/1953
Permanent Account Number
AXVPA1249H

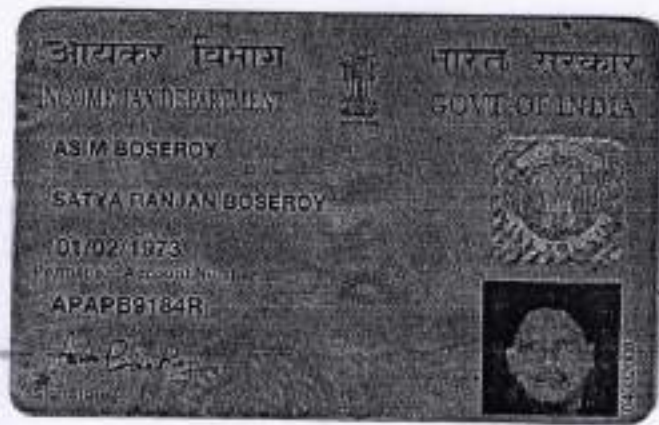
गोमती देवी
अग्रवाल
Signature



गोमती देवी
गोमती देवी अग्रवाल



ANNAPURNA NIRMAN
Asim Bose Roy - Anindya D.M.
Kingston D.M. - Partner



Asim Bose Roy



आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

ANINDYA DAS
DILIP KUMAR DAS

19/11/1983
Permanent Account Number

ARWPD6238N

Anindya Das
Signature



Anindya Das.
Anindya Das.

यदि कार्ड खोया / पावने पर कृपया सूचित करने / सूचनाएं
आयकर विभाग कार्ड / एनएसडी एनएसडी
टीकरी मंडी, सफाई केंद्र,
बापेर टेलिफोन एक्सचेंज के पास करवाएं।
बापेर, पुणे - 411045

If this card is lost / whenever lost card is found,
Please inform / return to
Income Tax PAN Services Unit, NSDL,
1st Floor, Sapphire Chambers,
New Bazaar Telephone Exchange,
Bansar, Pune - 411045

Tel: 91-20-2721 8180, Fax: 91-20-2721 8081
e-mail: nsdl@nsdl.co.in



Kingshuk Das.



Major Information of the Deed

Deed No :	I-1524-00874/2019	Date of Registration	18/02/2019
Query No / Year	1524-1000045110/2019	Office where deed is registered	A.D.S.R. SODEPUR, District: North 24-Parganas
Query Date	18/02/2019 12:17:10 PM	A.D.S.R. SODEPUR, District: North 24-Parganas, WEST BENGAL, Mobile No. :	
Applicant Name, Address & Other Details	A Bandyopadhyay Barasat, Thana : Barasat, District : North 24-Parganas, WEST BENGAL, Mobile No. : 9830075574, 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. 50,00,000/-	Rs. 1,02,75,416/-		
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]:- 152400867/2019 Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :

District: North 24-Parganas, P.S.- Khardaha, Municipality: KHARDAH, Road: Thana Road, Mouza: Khardah, Ward No- 14, Holding No:155/103 Pin Code : 700117



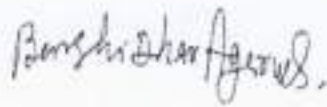


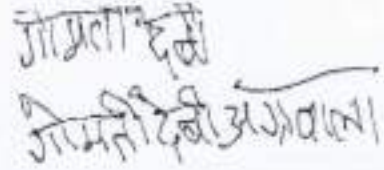
Sch No	Plot Number	Khatian Number	Land Use Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	LR-5903	LR-5670	Bastu	Bastu	2 Katha 14 Chatak 41 Sq Ft	22,00,000/-	48,37,708/-	Width of Approach Road: 12 Ft, Adjacent to Metal Road,
L2	LR-5904	LR-5671	Bastu	Bastu	2 Katha 14 Chatak 41 Sq Ft	22,00,000/-	48,37,708/-	Width of Approach Road: 12 Ft, Adjacent to Metal Road,
TOTAL :					9.6754Dec	44,00,000 /-	96,75,416 /-	
Grand Total :					9.6754Dec	44,00,000 /-	96,75,416 /-	

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1, L2	800 Sq Ft.	6,00,000/-	6,00,000/-	Structure Type: Structure
Gr. Floor, Area of floor : 800 Sq Ft, Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Pucca, Extent of Completion: Complete					
Total :		800 sq ft	6,00,000 /-	6,00,000 /-	



Principal Details :










SI No	Name,Address,Photo,Finger print and Signature			
	Name	Photo	Fingerprint	Signature
1	Mr Banshi Dhar Agarwala (Presentant) Son of Late Ranjitmal Agarwala Executed by: Self, Date of Execution: 18/02/2019 , Admitted by: Self, Date of Admission: 18/02/2019 ,Place : Office			
	18/02/2019	LTI 18/02/2019	18/02/2019	
46A Thana Road, P.O:- BD Sopan, P.S:- Khardaha, Khardah, District:-North 24-Parganas, West Bengal, India, PIN - 700116 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: ADBPA2182P, Status :Individual, Executed by: Self, Date of Execution: 18/02/2019 , Admitted by: Self, Date of Admission: 18/02/2019 ,Place : Office				
2	Name	Photo	Fingerprint	Signature
	Mrs Gomati Devi, (Alias: Mrs Gomati Devi Agarwal) Wife of Mr Banshidhar Agarwala Executed by: Self, Date of Execution: 18/02/2019 , Admitted by: Self, Date of Admission: 18/02/2019 ,Place : Office			
	18/02/2019	LTI 18/02/2019	18/02/2019	
46A Thana Road, P.O:- BD Sopan, P.S:- Khardaha, Khardah, District:-North 24-Parganas, West Bengal, India, PIN - 700116 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: AXVPA1249H, Status :Individual, Executed by: Self, Date of Execution: 18/02/2019 , Admitted by: Self, Date of Admission: 18/02/2019 ,Place : Office				

Attorney Details :

SI No	Name,Address,Photo,Finger print and Signature			
1	ANNAPURNA NIRMAN 12/A/1/35 Shreyasi Apartment, 1st Floor, P.O:- Khardah, P.S:- Khardaha, Khardah, District:-North 24-Parganas, West Bengal, India, PIN - 700117 , PAN No.:: AAZFA0012H, Status :Organization, Executed by: Representative			



Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Mr ASIM BOSE ROY Son of Mr Satya Ranjan Bose Roy Date of Execution - 18/02/2019, , Admitted by: Self, Date of Admission: 18/02/2019, Place of Admission of Execution: Office	 Feb 18 2019 2:35PM	 LTI 18/02/2019	 18/02/2019
3 No. Mahajati Nagar, P.O:- Agarpara, P.S:- Khardaha, Panihati, District:-North 24-Parganas, West Bengal, India, PIN - 700109, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: APAPB9184R Status : Representative, Representative of : ANNAPURNA NIRMAN (as Partner)				
2	Name	Photo	Finger Print	Signature
	Mr ANINDYA DAS Son of Mr Dilip Kumar Das Date of Execution - 18/02/2019, , Admitted by: Self, Date of Admission: 18/02/2019, Place of Admission of Execution: Office	 Feb 18 2019 2:32PM	 LTI 18/02/2019	 18/02/2019
Gaipur, Natun Para, P.O:- Gobordanga, P.S:- Habra, Habra, District:-North 24-Parganas, West Bengal, India, PIN - 743252, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: ARWPD6238N Status : Representative, Representative of : ANNAPURNA NIRMAN (as Partner)				
3	Name	Photo	Finger Print	Signature
	Mr KINGSHUK DAS Son of Mr Kanti Ranjan Das Date of Execution - 18/02/2019, , Admitted by: Self, Date of Admission: 18/02/2019, Place of Admission of Execution: Office	 Feb 18 2019 2:34PM	 LTI 18/02/2019	 18/02/2019
1, No. Surya Sen Nagar, P.O:- Khardah, P.S:- Khardaha, Khardah, District:-North 24-Parganas, West Bengal, India, PIN - 700117, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AVYPD3462A Status : Representative, Representative of : ANNAPURNA NIRMAN (as Partner)				

Identifier Details :

Name	Photo	Finger Print	Signature
Mr Avishek Podder Son of Mr Basudeb Podder Sriramnagar, P.O:- Natagarh, P.S:- Ghola, District:-North 24-Parganas, West Bengal, India, PIN - 700113	 18/02/2019	 18/02/2019	 18/02/2019
Identifier Of Mr Banshi Dhar Agarwala, Mrs Gomati Devi, Mr ASIM BOSE ROY, Mr ANINDYA DAS, Mr KINGSHUK DAS			



Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Mr Banshi Dhar Agarwala	ANNAPURNA NIRMAN-4.83771 Dec

Transfer of property for L2

Sl.No	From	To. with area (Name-Area)
1	Mrs Gomati Devi	ANNAPURNA NIRMAN-4.83771 Dec

Transfer of property for S1

Sl.No	From	To. with area (Name-Area)
1	Mr Banshi Dhar Agarwala	ANNAPURNA NIRMAN-400.00000000 Sq Ft
2	Mrs Gomati Devi	ANNAPURNA NIRMAN-400.00000000 Sq Ft

Land Details as per Land Record

District: North 24-Parganas, P.S.- Khardaha, Municipality: KHARDAH, Road: Thana Road, Mouza: Khardah, Ward No: 14, Holding No:155/103 Pin Code : 700117

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 5903, LR Khatian No:- 5670	Owner:বংশী ধর আগরওয়াল, Gurdian:সুভ রঞ্জিতমল আগরওয়াল, Address:নিজ , Classification:বাস্ত, Area:0.04000000 Acre,	Seller is not the recorded Owner as per Applicant.
L2	LR Plot No:- 5904, LR Khatian No:- 5671	Owner:গোমতী দেবী , Gurdian:বংশীধর আগরওয়াল, Address:নিজ , Classification:বাস্ত, Area:0.01000000 Acre,	Seller is not the recorded Owner as per Applicant.

Endorsement For Deed Number : I - 152400874 / 2019

On 18-02-2019

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.

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

Presented for registration at 12:33 hrs on 18-02-2019, at the Office of the A.D.S.R. SODEPUR by Mr Banshi Dhar Agarwala, one of the Executants.

Certificate of Market Value(WB PUVJ rules of 2001)

Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs 1,02,75,416/-

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

Execution is admitted on 18/02/2019 by 1. Mr Banshi Dhar Agarwala, Son of Late Ranjitmal Agarwala, 46A Thana Road, P.O: BD Sopan, Thana: Khardaha, , City/Town: KHARDAH, North 24-Parganas, WEST BENGAL, India, PIN - 700116, by caste Hindu, by Profession Business, 2. Mrs Gomati Devi, Alias Mrs Gomati Devi Agarwal, Wife of Mr Banshidhar Agarwala, 46A Thana Road, P.O: BD Sopan, Thana: Khardaha, , City/Town: KHARDAH, North 24-Parganas, WEST BENGAL, India, PIN - 700116, by caste Hindu, by Profession House wife

Indetified by Mr Avishek Podder, , Son of Mr Basudeb Podder, Sriramnagar, P.O. Natagarh: Thana: Ghola, , North 24-Parganas, WEST BENGAL, India, PIN - 700113, by caste Hindu, by profession Service



Major Information of the Deed :- I-1524-00874/2019-18/02/2019

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

Execution is admitted on 18-02-2019 by Mr ASIM BOSE ROY, Partner, ANNAPURNA NIRMAN, 12/A/1/35 Shreyasi Apartment, 1st Floor, P.O.- Khardah, P.S.- Khardaha, Khardah, District:-North 24-Parganas, West Bengal, India, PIN - 700117

Identified by Mr Avishek Podder, . . Son of Mr Basudeb Podder, Sriramnagar, P.O: Natagarh, Thana: Ghola, , North 24-Parganas, WEST BENGAL, India, PIN - 700113, by caste Hindu, by profession Service

Execution is admitted on 18-02-2019 by Mr ANINDYA DAS, Partner, ANNAPURNA NIRMAN, 12/A/1/35 Shreyasi Apartment, 1st Floor, P.O:- Khardah, P.S:- Khardaha, Khardah, District:-North 24-Parganas, West Bengal, India, PIN - 700117

Identified by Mr Avishek Podder, . . Son of Mr Basudeb Podder, Sriramnagar, P.O: Natagarh, Thana: Ghola, , North 24-Parganas, WEST BENGAL, India, PIN - 700113, by caste Hindu, by profession Service

Execution is admitted on 18-02-2019 by Mr KINGSHUK DAS, Partner, ANNAPURNA NIRMAN, 12/A/1/35 Shreyasi Apartment, 1st Floor, P.O:- Khardah, P.S:- Khardaha, Khardah, District:-North 24-Parganas, West Bengal, India, PIN - 700117


Identified by Mr Avishek Podder, . . Son of Mr Basudeb Podder, Sriramnagar, P.O: Natagarh, Thana: Ghola, , North 24-Parganas, WEST BENGAL, India, PIN - 700113, by caste Hindu, by profession Service

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: Court Fees, Amount: Rs. 10/-
2. Stamp: Type: Impressed, Serial no 7826, Amount: Rs. 100/-, Date of Purchase: 08/02/2019, Vendor name: R Sur


Indradip Ghosh
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. SODEPUR
North 24-Parganas, West Bengal



Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1524-2019, Page from 36609 to 36643

being No 152400874 for the year 2019.



Digitally signed by INDRADIP GHOSH
Date: 2019.02.26 17:08:45 +05:30
Reason: Digital Signing of Deed.

(Indradip Ghosh) 26-02-2019 17:04:02
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. SODEPUR
West Bengal.



(This document is digitally signed.)