

3430/2020

I

2927/20



पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

AA 081059

Q. 8000900/107/2020 bps- 8-900107/2020

Certified that the Deed may be admitted to registration and the stamp duty and the registration fee and the charges payable are the part of the cost of the Deed.

[Signature]
of Assistant Commissioner



DEVELOPMENT POWER OF ATTORNEY

TO ALL TO WHOM THESE PRESENTS SHALL COME, WE, MESSRS SHREE NIL MADHAV CONSTRUCTION PVT. LTD. (PAN: AASCS2236B), (CIN U45400WB2012PTC186468), a Company incorporated under the Companies Act, 1956 having its registered Office at 54A, Raja Ram Mohan Roy Road, P.S Behala, P.O. Pachim Putiary. Kolkata 700041, represented by its Director SRI BAIDYANATH ADHIKARY (PAN:AUHPA2892D, (Aadhar No. 7358 9022 4872)

son of Late Miru Adhikary, by Occupation Business, by Nationality Indian, by Religion Hindu, working for gain at 54A, Raja Ram Mohan Roy Road, P.S Behala, P.O. Pachim Putiary, Kolkata 700041 pursuant to the Company's Board Resolution dated 31.07.2020, hereinafter referred to as the "OWNER" (which expression unless excluded by or repugnant to the subject or context shall be deemed to mean and include its successor or successors-in-interest and assigns)

SEND GREETINGS:

WHEREAS:

- A. The Owner is fully seized and possessed of and/or otherwise well and sufficiently entitled to as the absolute owner of All That Corporation Premises No. 64/16, Mahatma Gandhi Road, Kolkata-700041, being a part of R.S Dag No.588, in Mouza- Sirty, J.L No. 11, part of R.S. Khatian Nos. 1091 and 1094, C.S. Khatian No. 607, R.S Nos. 186, 29 and 194, Police Station- Haridevpur (previously Thakurpukur), Kolkata Municipal Corporation, Ward No. 115, Assessee No. 41-115-06-1025-8, District- 24 Parganas (South) comprising of Bastu Land measuring 5 (five) Cottahs 11(eleven) Chittacks 38 (thirty eight) Square Feet, (South) more or less, morefully described in the **SCHEDULE** hereunder written with structure thereon and hereinafter referred to as "the **SAID PREMISES**".
- B. By a Development Agreement of even date, registered at the office of ARA-III, Kolkata, recorded in Book no. I, being Deed no. I-02924 for the year, 2020, (hereinafter referred to as "the **SAID AGREEMENT**"), the Owner has appointed **M/S PHOENIX DEALERS LLP (PAN: AAYFP5464H)**, a Limited Liability Partnership Concern incorporated under The Limited Liability Partnership Act, 2008 and having its Registered Office at 19, R.N. Mukherjee Road, Eastern Building, 1st Floor, P.O. Bowbazar, P.S. Hare Street, Kolkata 700001, represented by its Partner **MR. GAUTAM SUREKA (PAN: ALQPS9287E) (Aadhar No. 2835 0334 4623)** son of Mr. Vijay Kumar Sureka, by Occupation Business, by Nationality Indian, by Religion Hindu, working for gain at 19, R.N. Mukherjee Road, Eastern Building, 1st Floor, P.O. Bowbazar, P.S. Hare Street, Kolkata 700001, pursuant to the Board Resolution dated 20.07.2020, hereinafter referred to as "**DEVELOPER**" to develop the said premises on the terms and conditions therein contained.
- C. In terms of the said Agreement, the Owner is desirous of appointing the developer, as its true and lawful attorney to do execute and perform all acts deeds and things relating to the said premises and the development thereof as per the plan sanctioned by the Kolkata Municipal

Corporation bearing B.P.No.2019130200 dated 02.01.2020 for construction of a G+IV residential building comprising of independent units, car parking spaces and other common areas and transfer of the entire projects/constructed units/spaces/areas as hereinafter contained:

NOW KNOW YE BY THESE PRESENTS WE, the above named Owner **MESSRS SHREE NIL MADHAV CONSTRUCTION PVT. LTD.**, do hereby nominate constitute and appoint the said **M/S PHOENIX DEALERS LLP** as its true and lawful attorney for in the name and on behalf of the Owner to do execute and perform all or any of the following acts deeds and things relating to the said premises and the development thereof and transfer of the Allocation as hereinafter contained:

1. To hold, defend possession of manage maintain protect and secure the said premises and do all acts deeds and things in connection therewith.
2. To warn off and prohibit and if necessary proceed in due form of law against any trespassers 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.
3. To appoint and terminate the appointment of Architects, Engineers, Surveyors and others for survey and soil testing and also for other purposes herein stated.
4. To apply for and submit sanctioned plan for modification, revision, alterations and/or renewal as required thereafter, with the Kolkata Municipal Corporation and/or other concerned authorities and to pay fees and obtain such modification, revision, alteration and/or renewal and/or such other orders and permissions as be expedient therefore.
5. To construct or reconstruct the new building at the said premises.
6. To apply for and obtain all licenses, registrations and permissions as may be required for construction of the New Building at the said premises.

7. To apply for and obtain Completion or Occupancy Certificate, as the case may be from Kolkata Municipal Corporation and/or other concerned authorities.
- 8.- To apply for and obtain electricity, gas, water, sewerage, drainage, lift, generator and other connections or any other input facility or utility at the said premises from the appropriate authorities and to make alterations therein.
9. To pay the property and other rates and taxes and other charges and outgoings whatsoever payable for and on account of the said premises or any part thereof or any share therein and receive refund of the excess amounts, if paid, from the concerned authorities and to grant receipts and discharges in respect thereof.
10. For all or any of the purposes hereinstated to appear and represent the Company before Kolkata Municipal Corporation, Fire Brigade, pollution control related authorities, B.L. & L.R.O., Collector, District Magistrate, Police Authorities and also all other authorities and Government Departments and/or its officers and also all other State Executives, Judicial or Quasi Judicial, Municipal and other authorities and also all courts and tribunals and to do all acts deeds and things and sign and submit all plans papers applications statements objections notices etc. and also to submit and take delivery of all documents of title, clearances, permissions and/or no objection certificates and other papers and documents as may be required and found necessary or expedient by our said attorney.
11. For all or any of the powers and authorities herein contained to sign execute register affirm and/or deliver all documents, declarations, affidavits, undertakings, indemnities (including those relating to boundary verification) as may in any way be required to be so done and to appear and represent the Owner before any Registrar, Sub Registrar, Additional Registrar, District Registrar, Registrar of Assurances and other officer or officers or authority or authorities having jurisdiction and to present for registration and admit execution of and to acknowledge and register or have registered and perfected all such documents instruments papers and writings signed by the Owner or by the Owner's said Attorney by virtue of the powers hereby conferred. This power only grants the Developer to deal with the 50% of the constructed areas under the Developer allocation only and the Developer has no right to deal with the 50% of the Owner

allocation in whatsoever reason and under any circumstances according to the said agreement for development.

12. To commence, prosecute, enforce, defend, answer and oppose all actions and other legal proceedings and demands, touching any of the matters hereinstated concerning the said premises or any part thereof in which the Owners are in any way or manner now or may hereafter be interested or concerned and if thought fit to compromise settle, refer to arbitration, abandon, submit to judgement or become non suited in any such action or proceedings as aforesaid before any Court, Civil or Criminal or Revenue including the Collector, Tribunal etc.
13. To appoint and employ Advocates etc for aforesaid purposes and to sign declare verify and/or affirm any plaint, written statement, petition, consent petition, affidavit, vakalatnama, warrant of attorney, memorandum of appeal or any other document or cause paper in any proceeding connected with all or any of the matters herein contained.
14. To market the New Building project, advertise and publicize the New Building and to appoint marketing agents, brokers, sub-brokers, sole selling or other agents for sale or otherwise transfer of the 50% of the constructed areas at the developer's discretion under the portion of Developer allocation only .
15. To deal with, let out, lease out, sell or otherwise transfer or agree so to do the Developer's Allocation or any part or share thereof including the undivided share in the land attributable thereto to any person or persons and to receive the amounts receivable in respect of the same and issue receipts, acknowledgements and discharges thereof and to fully exonerate the person or persons paying the same.
16. To negotiate, take bookings, enter into agreements and/or documents of whatsoever nature in respect of the Developer's Allocation only or as a joint kitty both the owner and the Developer will sign all the documents of whatsoever nature jointly or any part thereof and if necessary to amend, modify, alter or cancel the same mutually. In case the allocation is demarcated then to do necessary acts and deeds and things in connection with developer's allocation.
17. Both the owner and the Developer will jointly allow the intending buyers/transferees agreeing to purchase any part of Owner's and the Developer's Allocation as a joint kitty, to take

loan/finance/advance in respect thereof and to accept confirm and become a party jointly to the loan agreements or other documents required for grant of loans or other finances in favour of the intending transferees through any Banks or Financial Institutions. In case the allocation is demarcated then the Developer solely is allowed to do necessary acts and deeds and things in connection with developer's allocation.

18. Both the Owner and the Developer will jointly complete the sale and/or transfer of joint Allocation including the undivided share in the land of the said premises in terms of the said Agreement in case the allocation is demarcated then the Developer solely has the right to deal with the same under Developer allocation only.
19. For all or any of the purposes herein stated both the Owner and the Developer under the joint kitty will jointly, sign execute enter into modify, cancel, alter, draw, approve rectify and/or register and/or give consent and confirmation to all papers, documents, deeds, agreements, supplementary agreements, consents, confirmations, deeds of conveyance, lease, license, grants, transfer, supplementary deeds, nominations, assignments, surrenders, cancellation deeds, rectifications, deeds, memorandum of deposit of title deeds, declarations, affidavits, applications, undertakings, indemnities, forms, plans, receipts and other documents, in case the allocation is demarcated then the Developer solely is allowed to perform all or any of the purposes stated above under the Developer allocation only and the Developer has no right to deal with the owner allocation for any of the purposes of whatsoever reason.
20. To appear and represent the Company before any Registrar, Sub Registrar, Additional Registrar, District Registrar, Additional District Sub Registrar, Registrar of Assurances and other officer or officers or authority or authorities having jurisdiction and to present for registration of the Developer allocation and admit execution and to acknowledge and register or have registered and perfected all document, deeds, instruments and writings signed by the said attorney or attorneys by virtue of all or any of the powers hereby conferred strictly for the purpose of the Developer allocation only and has no right to deal with the 50% of the Owner allocation under any circumstances.
21. To appear and represent the Company before any Notary Public, Metropolitan or other Magistrates and other officer or officers and authorities in connection with affirmation of any

deed instrument declaration or writing signed or made by the said attorney or attorneys by virtue of the powers hereby conferred only for the portion of the Developer allocation only.

AND GENERALLY to do all acts deeds and things for better exercise of the authorities herein contained relating to the said premises or any part thereof which the Owner itself could have lawfully done under their own hand and seal, if personally present.

AND the Owner doth hereby ratify and confirm and agree to ratify and confirm all and whatever our said Attorney has done or cause to be done or shall lawfully do or cause to be done in or about the premises aforesaid.

THE SCHEDULE ABOVE REFERRED TO:

(said premises)

ALL THAT Bastu land lying and situated at Corporation Premises No. 64/16, Mahatma Gandhi Road, Kolkata-700041, being a part of R.S Dag No.588, in Mouza- Surity, J.L No. 11, part of R.S. Khatian Nos. 1091 and 1094, C.S. Khatian No. 607, R.S Nos. 186, 29 and 194, Police Station- Haridevpur (previously Thakurpukur), Kolkata Municipal Corporation, Ward No. 115, Assessee No. 41-115-06-1025-8, District- 24 Parganas (South), total measurement 5 (five) Cottahs 11(eleven) Chittacks 38 (thirty eight) Square Feet more or less along with structure (25 years old) measuring about 2000 Square Feet standing thereon, **TOGETHER WITH** all singular the edifices, fixtures, courts, court yards, compound areas, sewers, drains, way path, passages, fences, hedges, ditches, trees, walls, water, water courses, lights, liberties, priviledges, easements and appendages whatsoever, butted and bounded in the following manner:

On the East: 20' feet wide common passage

On the West: Premises No. 64/17, M.G. Road

On the North: Premises No. 64/15, M.G. Road

On the South: 20' feet wide Road

IN WITNESS WHEREOF the Owner has executed this Power of Attorney on this 4th day of, AUGUST, 2020.

SIGNED AND DELIVERED

by the OWNER at Kolkata

in the presence of:

1. *Shilpa Datta, Adv.*
6A, K.S. Roy Road
Kolkata - 700001

~~Shree Nil Madhav Construction (P) Ltd~~
Baidyanath Adhikary
Director

(SHREE NIL MADHAV CONSTRUCTION PVT. LTD.)

Represented by its Director
BAIDYANATH ADHIKARY

2. *Neha Mehta, Advocate*
6A K.S. Roy Road
Kolkata - 700001.

SIGNED AND DELIVERED

by the DEVELOPER at Kolkata

in the presence of:

1. *Shilpa Datta Adv.*
6A, K.S. Roy Road
Kolkata - 700001

PHOENIX DEALERS LLP

Gautam Sureka
Partner

(PHOENIX DEALERS LLP)

Represented by its Partner
GAUTAM SUREKA

2. *Neha Mehta, Advocate*

Drafted by:

Kapil Lath

(Enrollment No. F-517/01)

M/s S.K. Lath Co., Advocates,

6A, K.S. Roy Road, 2nd floor,

Kolkata - 700001

SPECIMEN FORM FOR TEN FINGERPRINTS

SI Signatures of the
No. executants
Presentants



BAIDYANATH ADHIKARY

Baidyanath Adhikary



Little Ring Middle (left Fore hand) Thumb



Thumb Fore Middle (right Ring hand) Little



GAUTAM SUREKA

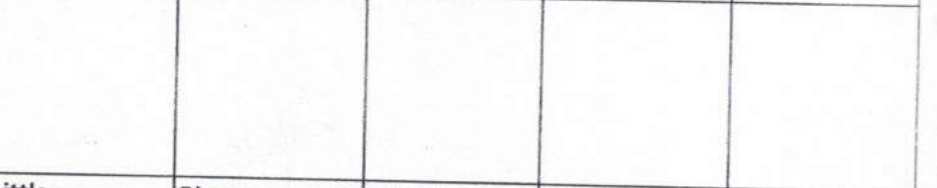
Gautam Sureka



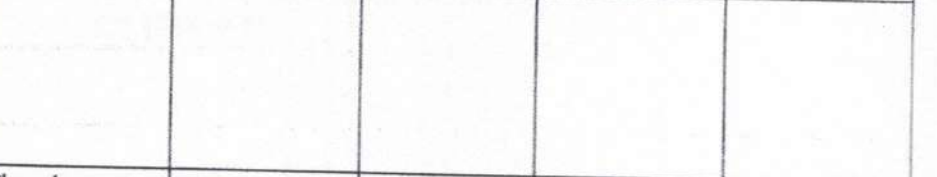
Little Ring Middle (left Fore hand) Thumb




Thumb Fore Middle (right Ring hand) Little





Little Ring Middle (left Fore hand) Thumb



Thumb Fore Middle (right Ring hand) Little


ভারতের নির্বাচন কমিশন
পরিচয় পত্র
ELECTION COMMISSION OF INDIA
IDENTITY CARD
GZG1944263

নির্বাচকের নাম : শ্রীশ কুমার সিং
Elector's Name : Pradip Kumar Singh

পিতার নাম : ব্রহ্ম নাথ সিং
Father's Name : Bramha Nath Singh

লিঙ্গ / Sex : পুং / M
জন্ম তারিখ / Date of Birth : XX / XX / 1983

Pradip Kumar Singh

GZG1944263

ঠিকানা:
6A কিরোন শঙ্কর রায় রোড 45 হেরার ষ্ট্রিট কলকাতা
700001

Address:
6A KIRON SHANKAR ROY ROAD 45
HARE STREET Kolkata 790001

Date: 14/08/2007
144-বজার নির্বাচন ক্ষেত্রে নির্বাচক নিবন্ধন
আধিকারিকের স্বাক্ষরের অনুলিপি
Facsimile Signature of the Electoral
Registration Officer for
144-Bara Bazar Constituency

ঠিকানা পরিবর্তন হলে নতুন ঠিকানার তেওয়ারি সিলেট নাম
কোলা ও একই নম্বরের নতুন সঠিক পরিচয়পত্র পাওয়ার
জন্য নিম্নে বর্ণিত এই পরিচয়পত্রের নকলটি উল্লেখ করুন।
In case of change in address mention this Card No.
in the relevant Form for including your name in the
roll at the changed address and to obtain the card
with same number.

1380922

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA



स्थायी लेखा संख्या कार्ड
Permanent Account Number Card

AUHPA2892D

नाम/ Name
BAIDYANATH ADHIKARY

पिता का नाम/ Father's Name
MIRU ADHIKARY

जन्म की तारीख/ Date of Birth
03/01/1977

हस्ताक्षर/ Signature



27062017

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

If this card is lost / someone's lost card is found,
please inform / return to :
Income Tax PAN Services Unit, NSDL
5th floor, Mantri Sterling,
Plot No. 341, Survey No. 997/8,
Model Colony, Near Deep Bungalow Chowk,
Pune - 411 016.

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

Baidya Nath Adhikary



ভারতীয় বিশিষ্ট পরিচয় প্রাধিকার

ভারত সরকার

Unique Identification Authority of India
Government of India

তালিকাভুক্তির আই ডি / Enrollment No. : 1040/19791/29375

10/01/2013

To
Baidhya Nath Adhikary
বৈশ্য নথ অধিকারী
139
MAHATMAGANDHI ROAD
Paschim Putian S.O
Paschim Putiari, Kolkata
West Bengal - 700041



KL210572025DF

21057202



আপনার আধার সংখ্যা/ Your Aadhaar No. :

7358 9022 4872

আধার - সাধারণ মানুষের অধিকার



ভারত সরকার

GOVERNMENT OF INDIA



বৈশ্য নথ অধিকারী
Baidhya Nath Adhikary
পিতা: মিরু অধিকারী
Father : MIRU Adhikary

জন্ম সাল/Year of Birth 1977
পুত্র / Male

7358 9022 4872



আধার - সাধারণ মানুষের অধিকার

Baidhya Nath Adhikary

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

SHREE NIL MADHAV CONSTRUCTION
PRIVATE LIMITED



26/09/2012

Permanent Account Number:

AASCS2236B

08112012

इस कार्ड को खोने / पाने पर कृपया सूचित करें / लौटारः
आयकर पैन सेवा इकाई, एन एस डी एल
तीसरी मंजिल, सफायर चेंबर,
बानेर टेलिफोन एक्सचेंज के नजदीक,
बानेर, पुना - 411045

If this card is lost / someone's lost card is found,
please inform / return to:
Income Tax PAN Services Unit, NSDL
3rd Floor, Sapphire Chambers,
Near Baner Telephone Exchange,
Baner, Pune - 411 045

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

Shree Nil Madhav Constnuction(P)Ltd

Baidya Neta Aditya

Director



ভারত সরকার
GOVERNMENT OF INDIA



গৌতম সুরেকা
Gautam Sureka
পিতা : বিজয় সুরেকা
Father : VIJAY SUREKA
জন্ম সাল / Year of Birth : 1973
পুরুষ / Male



2835 0334 4623

আধার - সাধারণ মানুষের অধিকার

[Handwritten signature]



ভারতীয় বিশিষ্ট পরিচয় প্রাধিকরণ
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

ঠিকানা:

১, জতিন্দ্র মোহন এভিনিউ, বিডন
স্ট্রিট ৩য় ও. কোলকাতা, পশ্চিমবঙ্গ,
700006

Address:

7, JATINDRA MOHAN
AVENUE, Beadon Street
S.O, Beadon Street, Kolkata,
West Bengal, 700006

1947
1800 180 1847

1947
1800 180 1847

1947
1800 180 1847

1947
1800 180 1847

आयकर विभाग
INCOME TAX DEPARTMENT

GAUTAM SUREKA

VIJAY KUMAR SUREKA

17/04/1974

Permanent Account Number

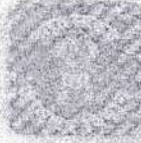
ALQPS9287E

Gautam Sureka

Signature



भारत सरकार
GOVT. OF INDIA



16122010

Gautam Sureka

यदि कोणी को कार्ड / पाने पर कृपया सूचित कर / सीटिंग :-
आयकर पैन सेवा इकाई, एनएसडी
तीसरा मंजिल, सफायर बिल्डिंग,
बनार टेलिफोन एक्चेंज के समीप,
बनार, पुणे - 411 045

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

Income Tax PAN Services Unit, NSDI
3rd Floor, Sapphire Chambers
Near Baner Telephone Exchange,
Baner, Pune - 411 045

Tel: 91-20-2722 3081; Fax: 91-20-2721 8081
e-mail: pan@nsdi.co.in

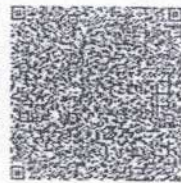
आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

स्थायी खाता संख्या कार्ड
Permanent Account Number Card

AA YFP5464H



नाम / Name
PHOENIX DEALERS LLP

04032020

निगमन / Date of Incorporation
Date of Incorporation
28/01/2020

PHOENIX DEALERS LLP

[Handwritten Signature]
Partner

यह कार्ड खोने/पाने पर कृपया सूचित करें/जोड़ें।
कृपया, बैंक खाते, बैंक पास बुक, बैंक
की भी सूचना, सभी खातों,
खाते नं. 301, सर्वे नं. 597/5,
मोडल कॉलोनी, नज़्द देवर, बंगलौर, के.के.पी.
एच. - 560 010



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

Income Tax PAN Services Unit, NSDL
4th Floor, Main Building,
Plot No. 301, Survey No. 597/5,
Model Colony, Near Dever, Bangalore Chowk,
Bangalore - 560 010

Tel: 91-22-2721 2188 Fax: 91-22-2721 2081
E-mail: numbers@nsdl.co.in

Major Information of the Deed

Deed No :	I-1903-02927/2020	Date of Registration	04/08/2020
Query No / Year	1903-8000900107/2020	Office where deed is registered	
Query Date	04/08/2020 1:47:12 PM	1903-8000900107/2020	
Applicant Name, Address & Other Details	S K LATH AND CO 6A, K S ROY ROAD,Thana : Hare Street, District : Kolkata, WEST BENGAL, PIN - 700001, Mobile No. : 9062852396, Status :Solicitor firm		
Transaction	Additional Transaction		
[0138] Sale, Development Power of Attorney after Registered Development Agreement			
Set Forth value	Market Value		
	Rs. 87,62,284/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 50/- (Article:48(g))	Rs. 73/- (Article:E, M(a),)		
Remarks	Development Power of Attorney after Registered Development Agreement of [Deed No/Year]:- 190302924/2020 Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :

District: South 24-Parganas, P.S:- Thakurpukur, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Mahatma Gandhi Rd, Road Zone : (Kabar Danga More -- Karunamoyee Ghat Road (Premises located NOT on M.G.Road)) , , Premises No: 64/16, , Ward No: 115 Pin Code : 700041

Sch No	Plot Number	Khatian Number	Land Use Proposed ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1			Bastu	5 Katha 11 Chatak 38 Sq Ft		82,29,784/-	Width of Approach Road: 20 Ft., , Project Name :
Grand Total :				9.4715Dec	0 /-	82,29,784 /-	

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	2000 Sq Ft.	0/-	5,32,500/-	Structure Type: Structure
Gr. Floor, Area of floor : 2000 Sq Ft.,Residential Use, Cemented Floor, Age of Structure: 25 Years, Roof Type: Tiles Shed, Extent of Completion: Complete					
Total :		2000 sq ft	0 /-	5,32,500 /-	



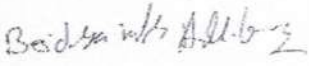


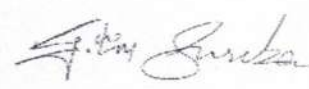
Principal Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	SHREE NIL MADHAV CONSTRUCTION PRIVATE LIMITED 54A, Raja Ram Mohan Roy Road,, P.O:- Pachim Putiary, P.S:- Behala, District:-South 24-Parganas, West Bengal, India, PIN - 700041 , PAN No.:: AASCS2236B,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative

Attorney Details :

SI No	Name,Address,Photo,Finger print and Signature
1	PHOENIX DEALERS LLP 19, R.N. Mukherjee Road, Eastern Building, 1st F, P.O:- Bowbazar, P.S:- Hare Street, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700001 , PAN No.:: AAYFP5464H,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

Representative Details :

SI No	Name,Address,Photo,Finger print and Signature			
1	Name Mr BAIDYANATH ADHIKARY Son of Late Miru Adhikary Date of Execution - 04/08/2020, , Admitted by: Self, Date of Admission: 04/08/2020, Place of Admission of Execution: Office			
	Aug 4 2020 2:06PM	LTI 04/08/2020	04/08/2020	54A, Raja Ram Mohan Roy Road, P.O:- Pachim Putiary, P.S:- Behala, District:-South 24-Parganas, West Bengal, India, PIN - 700041, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: AUHPA2892D, Aadhaar No: 73xxxxxxxx4872 Status : Representative, Representative of : SHREE NIL MADHAV CONSTRUCTION PRIVATE LIMITED (as DIRECTOR)
2	Name Mr Gautam Sureka (Presentant) Son of Mr Vijay Kumar Sureka Date of Execution - 04/08/2020, , Admitted by: Self, Date of Admission: 04/08/2020, Place of Admission of Execution: Office			
	Aug 4 2020 2:05PM	LTI 04/08/2020	04/08/2020	19, R.N. Mukherjee Road, Eastern Building, 1st Floor, P.O:- Bowbazar, P.S:- Hare Street, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700001, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: ALQPS9287E, Aadhaar No: 28xxxxxxxx4623 Status : Representative, Representative of : PHOENIX DEALERS LLP (as Partner)

Identifier Details :

Name	Photo	Finger Print	Signature
Mr PRADIP KUMAR SINGH Son of B N SINGH 6A, K S ROY ROAD, P.O:- GPO, P.S:- Hare Street, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700001			
	04/08/2020	04/08/2020	04/08/2020
Identifier Of Mr BAIDYANATH ADHIKARY, Mr Gautam Sureka			

Transfer of property for L1

SI.No	From	To. with area (Name-Area)
1	SHREE NIL MADHAV CONSTRUCTION PRIVATE LIMITED	PHOENIX DEALERS LLP-9.47146 Dec

Transfer of property for S1

SI.No	From	To. with area (Name-Area)
1	SHREE NIL MADHAV CONSTRUCTION PRIVATE LIMITED	PHOENIX DEALERS LLP-2000.00000000 Sq Ft

On 04-08-2020

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 13:53 hrs on 04-08-2020, at the Office of the A.R.A. - III KOLKATA by Mr Gautam Sureka .

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 87,62,284/-

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

Execution is admitted on 04-08-2020 by Mr BAIDYANATH ADHIKARY, DIRECTOR, SHREE NIL MADHAV CONSTRUCTION PRIVATE LIMITED, 54A, Raja Ram Mohan Roy Road,, P.O:- Pachim Putiary, P.S:- Behala, District:- South 24-Parganas, West Bengal, India, PIN - 700041

Indetified by Mr PRADIP KUMAR SINGH, , , Son of B N SINGH, 6A, K S ROY ROAD, P.O: GPO, Thana: Hare Street, , City/Town: KOLKATA, Kolkata, WEST BENGAL, India, PIN - 700001, by caste Hindu, by profession Service

Execution is admitted on 04-08-2020 by Mr Gautam Sureka, Partner, PHOENIX DEALERS LLP, 19, R.N. Mukherjee Road, Eastern Building, 1st F, P.O:- Bowbazar, P.S:- Hare Street, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700001

Indetified by Mr PRADIP KUMAR SINGH, , , Son of B N SINGH, 6A, K S ROY ROAD, P.O: GPO, Thana: Hare Street, , City/Town: KOLKATA, Kolkata, WEST BENGAL, India, PIN - 700001, by caste Hindu, by profession Service

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 73/- (E = Rs 7/- ,I = Rs 55/- ,M(a) = Rs 7/- ,M(b) = Rs 4/-) and Registration Fees paid by Cash Rs 73/-

Payment of Stamp Duty

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

Description of Stamp

1. Stamp: Type: Impressed, Serial no 1581, Amount: Rs.50/-, Date of Purchase: 05/06/2020, Vendor name: Suranjan Mukherjee



Probir Kumar Golder
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 - I

Volume number 1903-2020, Page from 144632 to 144654
being No 190302927 for the year 2020.



Probir Kumar Golder

Digitally signed by PROBIR KUMAR
GOLDER
Date: 2020.08.11 12:38:45 +05:30
Reason: Digital Signing of Deed.

(Probir Kumar Golder) 2020/08/11 12:38:45 PM
ADDITIONAL REGISTRAR OF ASSURANCE
OFFICE OF THE A.R.A. - III KOLKATA
West Bengal.

(This document is digitally signed.)
