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পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

Certified that the document is admitted to registration. The signature sheets and the endorsement sheets attached with this document are the part of this document. 842882

R. Ghosh
District Sub-Registrar-II
Alipore, South 24 Parganas

15-0
18/10/17
D.No. 345682/17

23 OCT 2017

DEVELOPMENT POWER OF ATTORNEY

TO ALL TO WHOM THESE PRESENTS shall come, We (1) JAGDISH KUMAR KHEMKA son of the Late Om Prakash Khemka, having PAN AFOPK1261Q, residing at 117, Block-F, New Alipore, Kolkata-700 053, (2) SUDARSHAN KHEMKA, son of Jagdish Kumar Khemka, having PAN ANLP0806A, residing at 117, Block-F, New Alipore, Kolkata-700 053, (3) RAM PRAKASH DALMIA, son of the Late

For VEERBALAJI INFRABUILD (P) LTD

[Signature]
Director
[Signature]
Suman Sekharia

[Signature]
[Signature]

Dwarka Das Dalmia, having PAN ACUPA0205H, residing at 11, Ashoka Road, Kolkata-700 027, (4) ADITYA DALMIA, son of Ram Prakash Dalmia, having PAN AGLPD9450A, residing at 11, Ashoka Road, Kolkata-700 027, (5) SUMAN SEKHSARIA, wife of Vincent Sekhsaria, having PAN AZZPS4681E, residing at 23J, Radha Madhab Dutta Garden Lane, Neermani Building, Kolkata-700 010 in the state of West Bengal, **SEND GREETINGS :-**

WHEREAS We the Executants herein, are the owner in respect of **ALL THAT** the piece and parcel of Bastu land containing an area of 22 cottahs 6 chittaks be the same a little **more or less** together with kapcha structure containing an area of 1200 Sq.ft. approximately constructed thereon situated being at Mouza Parui, comprising in, R.S/L.R Dag Nos. 2591, 2592, 2593 L.R Khatian Nos. 8086, 8087, 8090, 8091, 8092, being Holding Nos. E7-82/391, Biren Roy Road and E7-1/New, Subhayan Park Road, Ward No. 14 under the Maheshitola Municipality, Police Station - Maheshitola, Kolkata-700 141, District South 24-Parganas which is more fully and particularly described in the Schedule hereunder written.

AND WHEREAS due to various problems we the executants herein are not in a positions to develop the Schedule below property for the purpose of better enjoyment by constructing multi-storied residential building consisting of several Flats or Units by demolishing the existing old dilapidated structure standing on the Schedule below property.

AND WHEREAS with regard to the Development in respect of the

Schedule below property we the Executants herein already entered into one Development Agreement with the Developer on the terms and conditions contained in the said Development Agreement dated 16th day of October 2017 by vide Deed No 160209.373. of 2017 registered before District Sub Registrar II at Alipore.

AND WHEREAS to give effect to the said Development Agreement it is very much necessary to give the Developer's a Power of Attorney to enable it to get requisite permission, sanction, etc. from the appropriate Authority or Authorities.

AND WHEREAS the Developer have requested us to execute and grant the said Power of Attorney in favour of them which we hereby do.

NOW KNOW THE AND THESE PRESENTS WITNESS that We (1) **JAGDISH KUMAR KHEMKA**, son of the Late Om Prakash Khemka, having PAN AFOFK1261Q, residing at 117, Block-F, New Alipore, Kolkata-700 053, (2) **SUDARSHAN KHEMKA**, son of Jagdish Kumar Khemka, having PAN ANLPK0606A, residing at 117, Block-F, New Alipore, Kolkata-700 053, (3) **RAM PRAKASH DALMIA**, son of the Late Dwarka Das Dalmia, having PAN ACUPA0205H, residing at 11, Ashoka Road, Kolkata-700 027, (4) **ADITYA DALMIA**, son of Ram Prakash Dalmia, having PAN AGLPD8450A, residing at 11, Ashoka Road, Kolkata-700 027, (5) **SUMAN SEKHSARIA**, wife of Vincent Sekhsaria, having PAN AZZPS4681B, residing at 23J, Radha Madhab Dutta Garden Lane, Neermami Building, Kolkata-700 010 in the state of West Bengal, all of us doth hereby nominate, constitute and appoint **VEERBALAJI INFRABUILD PRIVATE LIMITED** a company duly

incorporated under The Companies Act, 1956, having its registered office at 19/4, Sahapur Colony, Block J, 1st Floor, New Alipore, Police Station- New Alipore, Kolkata - 700 053, having Corporate Identity Number(CIN): U45400WE2010PTC144624(2009-2010) PAN: AADCV2545D represented by Mr. ADITYA DALMIA, son of Sri Ramprakash Dalmia, residing at "SHREENIKET BUILDING" Flat No. 9B, 9th Floor, 11, Ashoka Road, Police Station Alipore, Kolkata - 700 027, having PAN-No. **AGLPD8450A**, a

Director thereof **AS OUR TRUE LAWFULL ATTORNEY FOR OURSELF**, in our names, on our behalf to do and execute and performed all or any of the following acts, deeds, matters and things in connection with the Schedule below property hereunder written.

- 1) To appear and represent us before and all concern Authorities as may be necessary in connection with the Development of the Schedule below property.
- 2) To prepare plans for development in respect of the Schedule below property through Engineer, Architecture or LBS and to submit the same after signing to the Maheshtala Municipality or any appropriate authority and authorities on the plan by the owner or on behalf of the owner by the Developer and other concerned authorities for obtaining approval to the same and any amendment thereto.
- 3) To represent, appear, approach and carry on correspondence with and pay the necessary fees or dues and to deposit the requisite amount to or with or concerned authorities viz.

Maheshtala Municipality, B.L. & L.R.O., Local Authorities, any appropriate authority and authorities, any other Government Departments, Building Departments, Assessment Department, Mutation of name with the Maheshtala Municipality as well as with the B.L. & L.R.O. and to deposit sanction plan fees in connection with the development construction sale of apartment and Management thereof.

- 4) To enter upon the Schedule below property either alone or along with other men, mason for the purpose to demolish the existing dilapidated structure standing on the Schedule below property and for erecting the new multi storied building on the Schedule below property hereunder written.
- 5) To supervise the development work in respect of the Schedule below property and to carry out and/or to get carried out through contractors in such manner as may be determined by the Attorney and construction of the structure on the Schedule below property in accordance with the plans and specifications sanctioned by the Maheshtala Municipality and other concerned authorities and in accordance with all the applicable rules and regulations made by Municipality and other concerned authorities.
- 6) To apply for and obtain electricity from W.B.S.E.B. or C.E.S.C. Limited to install Electrical equipment for supply of the electricity to the entire apartment /building and to install separate electric meters for each apartment and cost of the

same will be born by the Executants, Flat Owners, tenants or occupants proportionately.

- 7) To apply for and obtaining water connection for the newly constructed building on the Schedule below property for supply of water from the pipe of Maheshtala Municipality or any appropriate authority and authorities.
- 8) That constructed or built up area of the multi storied building our attorney shall sell or enter into agreement for sale of flats or units or apartments to any intending Purchaser or Purchasers for realization of the cost of the building which our Attorney has already Vested.
- 9) To enter into agreement for sale of flats or apartments to be constructed on the Schedule below property as an ownership basis and to take advances or payments in respect thereof, give possession and execute Deed of Conveyance as and when necessary on such term and conditions as our Attorney may think fit and proper with the law.
- 10) To ask, receive and realize from all occupiers or purchasers of Flats, for charges, expenses, rates, cesses and other sum due or that might become due and payable by them and on non payment to take appropriate steps for realization thereof.
- 11) To attend before D.S.R. II at Alipore, A.D.S.R. Behala or Registrar of Assurances, Kolkata and to execute and present for registration and admit execution by us of any Agreement, deed, conveyance, transfer, assignment, assurances, release,

- indemnity or other instrument or writing the registration of which is compulsory under Registration Act and generally to do all acts, things necessary or expedient for registering the said Deed, instruments and writings or any of them fully and effectually as we could do if we were personally present.
- 12) To appear for and represent before the Board of Revenue, Collector of the District, Sub-Divisional Officer any Magistrate, Judge, Munsiff, and in all Government Offices and Semi-Government Offices, Local Authorities, local bodies, in all matters and things relating to our said Schedule below property.
- 13) To represent us before the Maheshtala Municipality or B.L. & L.R.O, or any appropriate authority and authorities for mutation our names in the Assessment Demand Register and other records and payment of Taxes of Maheshtala Municipality and take Tax Clearance Certificate from the Authority of Maheshtala Municipality or any appropriate authority and authorities.
- 14) To represent us before the B.L. & L.R.O. Office for Mutation our names in the Record-of-Rights or Settlement parcha, payment of khazna take certified copy of Parcha etc. whatsoever our said attorney shall do on our behalf.
- 15) To submit sanction plan before the Authority of Maheshtala Municipality or any appropriate authority and authorities after

signing on the plan on our behalf and submit sanction fee in respect of the sanction plan, withdraw sanction plan from the Authority of Maheshtala Municipality or any appropriate authority and authorities and to pay taxes to the Maheshtala Municipality in respect of the Schedule below property and represent us before the Maheshtala Municipality, Mayor, Commissioner, Assessor, Engineer, or any appropriate authority and authorities for hearing any matter with regard to the Schedule below property from the said Department of Maheshtala Municipality and make petitions, Applications, Affidavits and appeals against any order passed by the said Departments before the competent authority of Municipal Courts or appropriate forum.

- 16) To appear for and represent us in all Courts Civil, Criminal or Revenue, Revisional or Appellate or Original Side in any Registration Offices and to sign, execute, verify and file plaints, written statements and petitions, affidavits, objections and also present appeals in any Court and to accept services of all summons, notices and other process of law.
- 17) To appoint, engage on our behalf, pleaders, Advocates or Solicitors whenever our said Attorney shall think and proper to do and to discharge and/or terminate his or their appointments.
- 18) To compromise, compound, withdraw case or non-suited matter referred to arbitration all dispute and differences.

- 19) our attorney shall sell out the entire flats or units in the newly constructed multi storied building to the intending purchaser or purchasers by executing registered Deed of Conveyance in favour of the Purchaser or Purchasers on our behalf.
- 20) To do all other acts, deeds, matters and things which may be necessary to be done for rendering those presents valid and effectual to all matters to all intents and purposes according to law.
- 21) AND we hereby declare that this Power of Attorney is given in favour of the said Attorney and accordingly said Attorney shall be entitled to exercise the power's conferred upon him.
- 22) For performing and carrying out the purposes of these presents we hereby grant unto the said Attorney full and absolute authority and power to exercise all or any of the Power and authorities hereby conferred with regard to the completion of multi storied newly constructed residential building on the Schedule below property in all respect.
- 23) And we hereby agree to ratify and confirm whatsoever the said Attorney shall do in the Schedule below property by virtue of these presents and we hereby declare that we shall not do anything in consistent with this Power of Attorney.
- 24) And we hereby declare that the Power and Authorities hereby granted are in force till the Schedule below property is fully and properly developed as per the Development Agreement and give possession in our favour and to sell out the flats or

units in favour of the Transferee by executing registered Deed of Conveyance and this Power of Attorney is revocable only after completion of Development of the building and completion of sale of Flats of the said Building.

SCHEDULE

ALL THAT the piece and parcel of Shali land containing an area of 22 cottaks 6 chittaks be the same a little more or less together with kaccha structure containing an area of 1200 Sq.ft. approximately constructed thereon situate lying at Mouza Parui, comprising in,

c.s. Khatian No.	L.R. Khatian No.	R.S./L.R. Dag No.	Total Area in Dag (Satak)	Quantity of Share (Satak)	Names
877	8091	2591			<u>JAGDISH KUMAR</u> <u>KHEMKA</u>
"	8091	2592			<u>JAGDISH KUMAR</u> <u>KHEMKA</u>
"	8091	2593			<u>JAGDISH KUMAR</u> <u>KHEMKA</u>
"	8087	2591			<u>SUDARSHAN</u> <u>KHEMKA</u>
"	8087	2592			<u>SUDARSHAN</u> <u>KHEMKA</u>
"	8087	2593			<u>SUDARSHAN</u> <u>KHEMKA</u>
"	8086	2591			<u>RAM PRAKASH</u> <u>DALMIA</u>
"	8086	2592			<u>RAM PRAKASH</u> <u>DALMIA</u>
"	8086	2593			<u>RAM PRAKASH</u> <u>DALMIA</u>

"	8090	2591			<u>ADITYA DALMIA</u>
"	8090	2592			<u>ADITYA DALMIA</u>
"	8090	2593			<u>ADITYA DALMIA</u>
	8092	2591			<u>SUMAN</u> <u>SEKHSARIA</u>
	8092	2592			<u>SUMAN</u> <u>SEKHSARIA</u>
		2593			<u>SUMAN</u> <u>SEKHSARIA</u>
				37 Sataks = 1 Bigha 2 Cottah 6 Chittaks	

being Holding Nos.E7-S2/391 Biren Roy Road and E7-1/New, Subhayan Park Road, Ward No. 34 under the Maheshtala Municipality, Police Station - Maheshtala, Kolkata-700 141, District South 24-Parganas and butted and bounded in the manner following:-

ON THE NORTH

By house of Gurupada Chakrabarty & Bimal Saha;

ON THE EAST

By 16 feet wide municipal road and Sahara Deep Villa;

ON THE SOUTH

By Biren Roy Road [West];

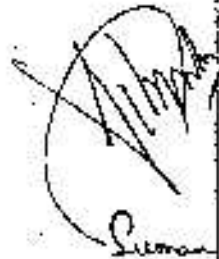
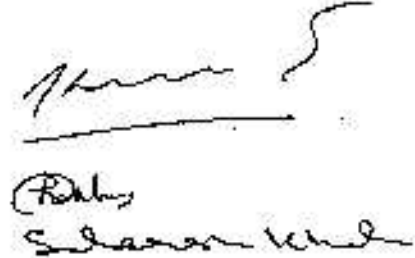
ON THE WEST

By Niharika Apartment and house of Rasid AH & Esad Ali.

IN WITNESS WHEREOF We, the Executants do hereby put their respective signature on this the 5th day of October 2017.

Signed in presence of :

- 1. Amit Gukar Banerji
- 2. Amit Mallick

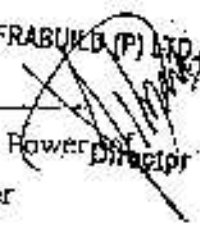
Suman Sekharia

Signature of the Executant

I do hereby accepted the Power conferred upon Our Company.

For VEERBALAJI INFRABUILD (P) LTD

Signature of the Power of Attorney Holder



Drafted and prepared by :

Rintan Das, B.A.
 Advocate 108/277/83
 Alipore Police Court
 No 1 - 27

Sl. No. Signature of the executants/ and/ or purchaser

(Left Hand)

Little Ring Middle Fore Thumb



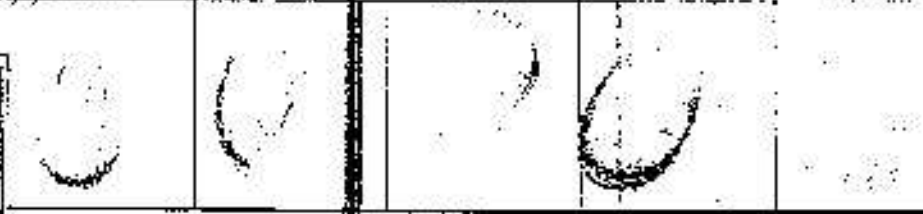
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Thumb Fore Middle Ring Little



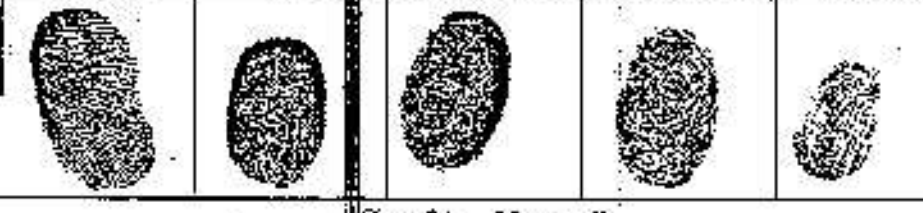
(Left Hand)

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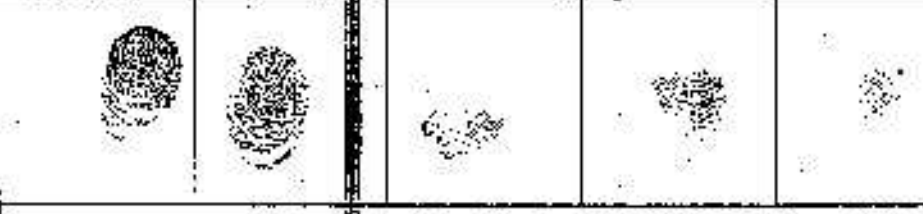
(Right Hand)

Thumb Fore Middle Ring Little



(Left Hand)

Little Ring Middle Fore Thumb



(Right Hand)

Thumb Fore Middle Ring Little



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AG

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Sl. No. Signature of the executants/ and/ or purchaser



(Left Hand)

Little	Ring	Middle	Fore	Thumb

(Right Hand)

Thumb	Fore	Middle	Ring	Little

(Left Hand)

Little	Ring	Middle	Fore	Thumb

(Right Hand)

Thumb	Fore	Middle	Ring	Little

(Left Hand)

Little	Ring	Middle	Fore	Thumb

(Right Hand)

Thumb	Fore	Middle	Ring	Little

आयकर विभाग

INCOME TAX DEPARTMENT

VEERBALAJI INFRA BUILD PRIVATE
LIMITED

29/03/2010

Permanent Account Number

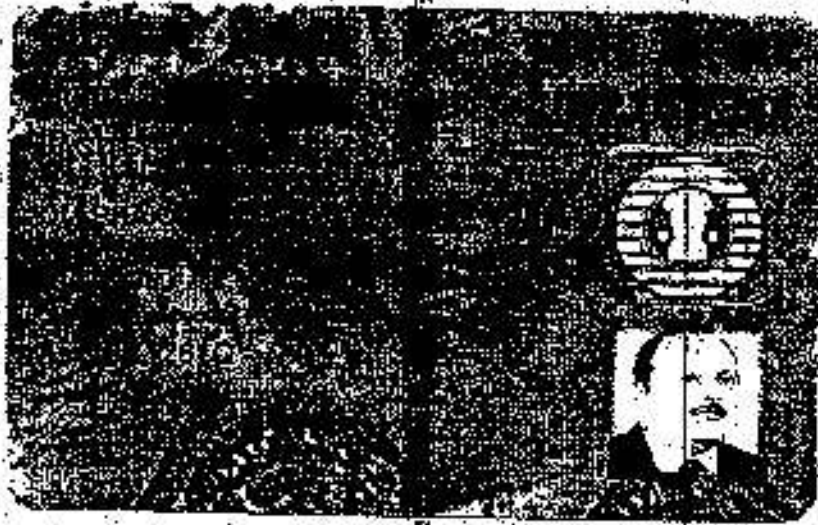
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आयकर विभाग

INCOME TAX DEPARTMENT

आयकर
विभाग

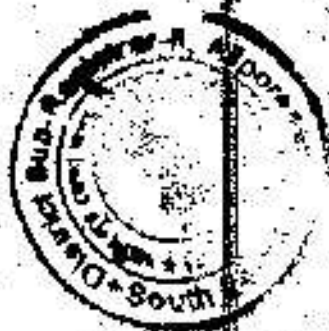
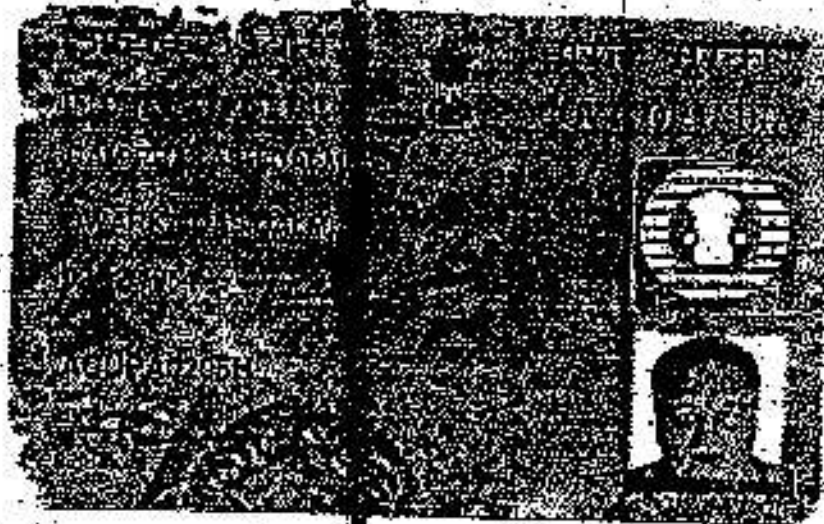


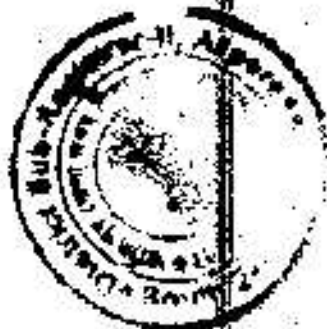
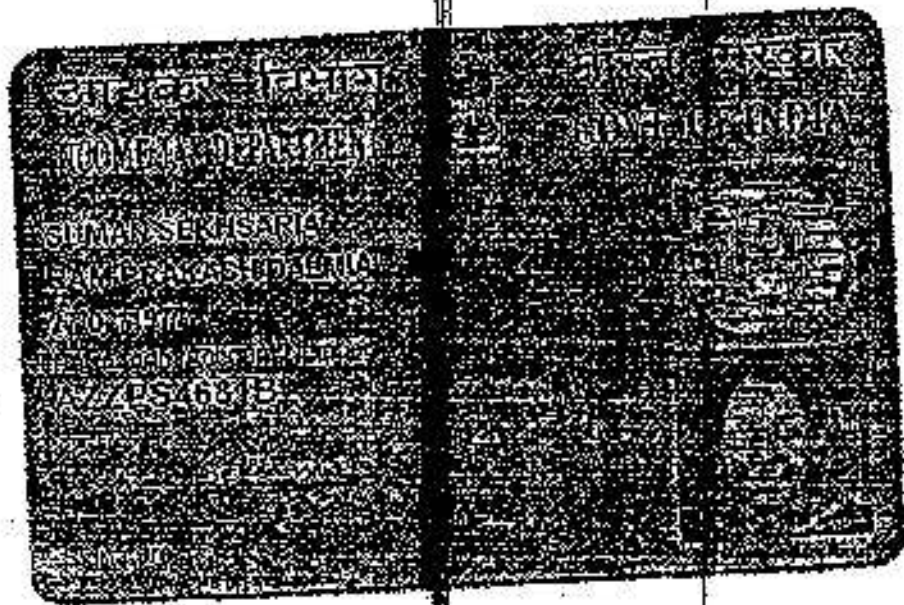


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**Government of West Bengal
Directorate of Registration & Stamp Revenue**

e-Assessment Slip

Handwritten: 21/10/2017

Query No./Year	1602-1000345687/2017	Office where deed will be registered
Query Date	17/10/2017 3:33:40 PM	D.S.R. -11 SOUTH 24-PARGANAS, District: South 24-Parganas
Applicant Name, Address & Other Details	AMIT GUHA BAKSHI Thana : Hare Street, District : Kolkata, WEST BENGAL	Mobila No. : 9732806193, Status : Others
Transaction	Additional registration	
[0138] Sale, Development Power of Attorney after Registered Development Agreement		
Set Forth value	Market Value	
Rs. 85,00,000/-	Rs. 88,77,500/-	
Total Stamp Duty Payable (SD)	Total Registration Fee Payable	
Rs. 50/- (Article:4B(c))	Rs. 39/- (Article:E; M(b), H)	
Stamp Duty Payable	Amount of Stamp Duty to be Paid by Non Judicial Stamp	
Rs. 2,215/-		
Remarks	Development Power of Attorney after Registered Development Agreement of [Deed No/Year]: 160209373/2017 received Rs. 50/- (FIFTY only) from the applicant for issuing the assesment slip.(Urban area)	

Land Details :

District: South 24-Parganas, P.S:- MaheshTala, Municipality: MAHESH TALA, Road: Subhayan Park Road, Mouza: Parui, Holding No: F71

Sch. No.	Plot Number	Khata Number	Land Use Proposed	Land Use ROR	Area of Land	Set Forth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	LR-2501	LR-6091	Bastu	Bastu	22.50 Bha 8 Chatak	80,00,000/-	80,00,000/-	Width of Approach Road: 30 Ft., Adjacent to Metal Road.
Grand Total :					36.50 Bha Dec	80,00,000/-	80,00,000/-	

Structure Details :

Sch No	Structure Details	Area of Structure	Set Forth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	Gr. and Lf	1200 Sq Ft.	5,00,000/-	8,77,500/-	Structure Type: Structure

Gr. Floor, Area of floor : 1200 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 10 Years, Roof Type: Pucca, Extant of Completion: Complete

Total :	1200 sq ft	5,00,000/-	8,77,500/-
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Principal Details :

Sl No	Name & address	Status	Execution Admission Details :
1	Mr JAGDISH KUMAR KHEMKA Son of Late Om Prakash Khemka 117, Block-F, New Alipore, Kolkata-700 053, P.O:- New Alipore, P.S:- New Alipore, District- South 24-Parganas, West Bengal, India, PIN - 700053 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of India, PAN No.: AFGPK1281Q, Status: Individual, Executed by: Self To be Admitted by: Self	Individual	Executed by: Self To be Admitted by: Self
2	Mr SUDARSHAN KHEMKA Son of Mr Jagdish Kumar Khemka 117, Block-F, New Alipore, Kolkata-700 053, P.O:- New Alipore, P.S:- New Alipore, District- South 24 Parganas, West Bengal, India, PIN - 700053 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of India, PAN No.: ANLPK0606A, Status: Individual, Executed by: Self To be Admitted by: Self	Individual	Executed by: Self To be Admitted by: Self
3	Mr RAM PRAKASH DALMIA Son of Late Dwarke Das Dalmia 11, Ashoka Road, Kolkata-700 027, P.O:- New Alipore, P.S:- New Alipore, District-South 24- Parganas, West Bengal, India, PIN - 700027 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of India, PAN No.: ACUPA0205H, Status: Individual, Executed by: Self To be Admitted by: Self	Individual	Executed by: Self To be Admitted by: Self
4	Mr ADITYA DALMIA Son of Mr Ram Prakash Dalmia 11, Ashoka Road, P.O:- Alipore, P.S:- Alipore, District:-South 24-Parganas, West Bengal, India, PIN - 700027 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of India, PAN No.: AGEPP845CA, Status: Individual, Executed by: Self To be Admitted by: Self	Individual	Executed by: Self To be Admitted by: Self
5	Mrs SUMAN SIKHSARIA Wife of Mr Vineet Sekhsaria 23J, Radha Madhab Dutt Garden Lane, Neemari Bui, P.O:- Belaghat, P.S:- Belaghat, District:- South 24-Parganas, West Bengal, India, PIN - 700010 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of India, PAN No.: AZZPS4631B, Status: Individual, Executed by: Self To be Admitted by: Self	Individual	Executed by: Self To be Admitted by: Self

Attorney Details :

Sl No	Name & address	Status	Execution Admission Details :
1	VEERBALAJI INFRABUILD PRIVATE LIMITED 19A, Sahapur Colony, P.O:- New Alipore, P.S:- New Alipore, District:-South 24-Parganas, West Bengal, India, PIN - 700053 PAN No.: AADCV2545D, Status: Organization, Executed by: Representative	Organization	Executed by: Representative



Representative Details :

Sl No	Name & Address	Representative of
1	Mr ADITYA DALMIA Snr of Mr Ram Prakash Dalmia 11, Ashoka Road, P.O:- Alipore, P.St:- Alipore, District:-South 24-Parganas, West Bengal, India, PIN - 700027 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of India, PAN No. AGLPD845DA	VEERBALAJI INFRABUILD PRIVATE LIMITED (as Director)

Identifier Details :

Name & Address
Mr AMIT GUHA BAKSHI Son of Late N K GUHA BAKSHI 38, BUDDHA PARK MUKUNDAUR, P.O:- DHELUA, P.S:- Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN - 700162, Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of India, Identifier Of Mr JAGDISH KUMAR KHEMKA, Mr SUDARSHAN KHEMKA, Mr RAM PRAKASH DALMIA, Mr ADITYA DALMIA, Mrs SUMAN SEKHSARIA, Mr ADITYA DALMIA

N

Transfer of property for L 1

Sl.No	From	To, with area (Name-Area)
1	Mr JAGDISH KUMAR KHEMKA	VEERBALAJI INFRABUILD PRIVATE LIMITED-7.38375 Dec
2	Mr SUDARSHAN KHEMKA	VEERBALAJI INFRABUILD PRIVATE LIMITED-7.38375 Dec
3	Mr RAM PRAKASH DALMIA	VEERBALAJI INFRABUILD PRIVATE LIMITED-7.38375 Dec
4	Mr ADITYA DALMIA	VEERBALAJI INFRABUILD PRIVATE LIMITED-7.38375 Dec
5	Mrs SUMAN SEKHSARIA	VEERBALAJI INFRABUILD PRIVATE LIMITED-7.38375 Dec

Transfer of property for S 1

Sl.No	From	To, with area (Name-Area)
1	Mr JAGDISH KUMAR KHEMKA	VEERBALAJI INFRABUILD PRIVATE LIMITED-240.00000000 Sq Ft
2	Mr SUDARSHAN KHEMKA	VEERBALAJI INFRABUILD PRIVATE LIMITED-240.00000000 Sq Ft
3	Mr RAM PRAKASH DALMIA	VEERBALAJI INFRABUILD PRIVATE LIMITED-240.00000000 Sq Ft
4	Mr ADITYA DALMIA	VEERBALAJI INFRABUILD PRIVATE LIMITED-240.00000000 Sq Ft
5	Mrs SUMAN SEKHSARIA	VEERBALAJI INFRABUILD PRIVATE LIMITED-240.00000000 Sq Ft



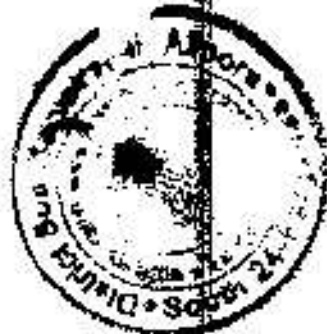
Land Details as per Land Record

District: South 24-Parganas, P.S.- Maheshtala, Municipality: MAHESHTALA, Road: Subhayan Park Road, Mouza: Parui, Holding No: E71

Sch No	Plot & Khata Number	Details Of Land	
L1	LR Plot No:- 2591 (Corresponding RS Plot No:- 2591), LR Khata No:- 8091	Owner: জগদীশ কুমার বেনকা, Gurdian: হৃত ব্রজ-এক নিউ আদুর কপ-700053, Classification: Acre,	ওনপ্রকশ বেংকা, Address: 117 বাড়ি, Area: 0.02000000

Note:

1. If the given information are found incorrect, then the assessment made stands invalid.
2. Query is valid for 30 days (i.e. upto 15/11/2017) for e-Payment. Assessed market value & Query is valid for 44 days (i.e. upto 30/11/2017) for registration.
3. Standard User charge of Rs. 240/- (Rupees Two hundred forty) only includes all taxes per document upto 17 (seventeen) pages and Rs 7/- (Rupees seven) only for each additional page will be applicable.
4. e-Payment of Stamp Duty and Registration Fees can be made if Stamp Duty or Registration Fees payable is more than Rs. 5000/-.
5. e-Payment is compulsory if Stamp Duty payable is more than Rs. 10,000/- or Registration Fees payable is more than 5,000/- or both w.e.f 2nd May 2017.
6. Web-based e-Assessment report is provisional one and subjected to final verification by the concerned Registering Officer.
7. Quoting of PAN of Seller and Buyer is a must when the market value of the property exceeds Rs. 10 lac (Income Tax Act, 1961). If the party concerned does not have a PAN, he/she has to submit a declaration in form no. 60 together with all particulars as required.
8. Rs 50/- (Rupees fifty) only will be charged from the Applicant for issuing of this e-Assessment Slip if the property under transaction situates in Municipality/Municipal Corporation/Notified Area.
9. Mutation fees are also collected if stamp duty and registration fees are paid electronically i.e. through GRIPS. If those are not paid through GRIPS then mutation fee are required to be paid at the concerned BLRO office.



Major Information of the Deed

Deed No.	I-1602-09449/2017	Date of Registration	26/10/2017
Deed No/Year	1602-1000345687/2017	Deed No/Year/Date of Registration	
Date/Time	17/10/2017 3:33:40 PM	D.S.R. - I	(SOUTH 24-PARGANAS, District South 24 Parganas)
Applicant Name, Address & Other Details	AMIT GUHA BAKSI II Thana : Hare Street, District : Kolkata, WEST BENGAL, Mobile No. : 9732605193, Status : Others		
Power of Attorney	/Signature, Particulars		
[0138] Sale, Development Power of Attorney after Registered Development Agreement			
Market Value	Rs. 85,00,000/-		
Registered Value	Rs. 88,77,500/-		
Stamp Duty (Article 48(g))	Rs. 50/- (Article:48(g))		
Remarks	Development Power of Attorney after Registered Development Agreement of [Deed No/Year]:- 160209373/2017. Received Rs. 50/- (FIFTY only) from the applicant for issuing the assessment slip. (Urban area)		

Land Details :

District: South 24-Parganas, P.S:- Maheshtala, Municipality: MAHESHTALA, Road: Subhayan Park Road, Mouza: Parul, Holding No: E7 I

Sr. No.	Plot No.	Khata No.	Category	Sub-Category	Area of Land (Sq. Ft.)	Market Value (Rs.)	Registered Value (Rs.)	Other Details
L1	LR-2591	LR-8081	Bastu	Bastu	23 Katha 6 Chatak	80,00,000/-	80,00,000/-	Width of Approach Road: 30 FT. Adjacent to Metal Road.
Grand Total :					30.9188 Dec	80,00,000 /-	80,00,000 /-	

Structure Details :

Sr. No.	Structure Details	Area (Sq. Ft.)	Site Value (Rs.)	Market Value (Rs.)	Other Details
S1	On Land L1	1200 Sq Ft.	5,00,000/-	8,77,500/-	Structure Type: Structure
Gr. Floor, Area of floor : 1200 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 10 Years, Roof Type: Pucca, Extent of Completion: Complete					
Total :		1200 sq ft	5,00,000 /-	8,77,500 /-	

Principal Details :

Sr. No.	Name, Address, Photo, Finger, and Signature
1	Mr JAGDISH KUMAR KHEMKA Son of Late Om Prakash Khemka 117, Block-F, New Alipore, Kolkata-700 053, P. O:- New Alipore, P.S:- New Alipore, District-South 24-Parganas, West Bengal, India, PIN - 700053 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.: AFOPK1251G, Status: Individual, Executed by: Self, Date of Execution: 18/10/2017 Admitted by: Self, Date of Admission: 18/10/2017, Status: Pvt. Reference, Executed by: Self, Date of Execution: 18/10/2017 Admitted by: Self, Date of Admission: 18/10/2017, Status: Pvt. Reference



2	Mr SUDARSHAN KHEMKA Son of Mr Jagdish Kumar Khemka 117, Block-F, New Alipore, Kolkata-700 053, P.O:- New Alipore, P.S:- New Alipore, District-South 24-Parganas, West Bengal, India, PIN - 700053 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of India, PAN No.: ANLPK0808, Status: Individual, Executed by: Self, Date of Execution: 18/10/2017 . Admitted by: Self, Date of Admission: 18/10/2017, Place: Pvt. Residence, Executed by: Self, Date of Execution: 18/10/2017 . Admitted by: Self, Date of Admission: 18/10/2017, Place: Pvt. Residence
3	Mr RAM PRAKASH DALMIA Son of Late Dwarka Das Dalmia 11, Ashoka Road, Kolkata-700 027, P.O:- New Alipore, P.S:- New Alipore, District-South 24-Parganas, West Bengal, India, PIN - 700027 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of India, PAN No.: ACUPA0205H, Status: Individual, Executed by: Self, Date of Execution: 18/10/2017 . Admitted by: Self, Date of Admission: 18/10/2017, Place: Pvt. Residence, Executed by: Self, Date of Execution: 18/10/2017 . Admitted by: Self, Date of Admission: 18/10/2017, Place: Pvt. Residence
4	Mr ADITYA DALMIA (Presentant) Son of Mr Ram Prakash Dalmia 11, Ashoka Road, P.O:- Alipore, P.S:- Alipore, District-South 24-Parganas, West Bengal, India, PIN - 700027 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of India, PAN No.: AGLPD8450A, Status: Individual, Executed by: Self, Date of Execution: 18/10/2017 . Admitted by: Self, Date of Admission: 18/10/2017, Place: Pvt. Residence, Executed by: Self, Date of Execution: 18/10/2017 . Admitted by: Self, Date of Admission: 18/10/2017, Place: Pvt. Residence
5	Mrs SUMAN SEKHSARIA Wife of Mr Vineet Sekhsaria 23J, Radha Madhab Dutta Garden Lane, Neormani Bull, P.O:- Bellaghata, P.S:- Bellaghata, District-South 24-Parganas, West Bengal, India, PIN - 700010, Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of India, PAN No.: AZZPS48B1B, Status: Individual, Executed by: Self, Date of Execution: 18/10/2017 . Admitted by: Self, Date of Admission: 18/10/2017, Place: Pvt. Residence, Executed by: Self, Date of Execution: 18/10/2017 . Admitted by: Self, Date of Admission: 18/10/2017, Place: Pvt. Residence

Attorney Details :

Sr	Name	Address	Photo	Signature	Pin	Official
1	VEERBALAJI INFRABUILD PRIVATE LIMITED	19/4, Sahapur Colony, P.O:- New Alipore, P.S:- New Alipore, District-South 24-Parganas, West Bengal, India, PIN - 700053, PAN No.: AADCV2545D, Status: Organization, Executed by: Representative				

Representative Details :

Sr	Name	Address	Photo	Signature
1	Mr ADITYA DALMIA	Son of Mr Ram Prakash Dalmia 11, Ashoka Road, P.O:- Alipore, P.S:- Alipore, District-South 24-Parganas, West Bengal, India, PIN - 700027, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of India, PAN No.: AGLPD8450A Status: Representative, Representative of: VEERBALAJI INFRABUILD PRIVATE LIMITED (as Director)		

Identifier Details :

Mr AMIT GUHA BAKSHI Son of Late N K GUHA BAKSHI 38, BUDDHA PARK MUKUNDAUR, P.O:- DHEELB, Sonarpur, District-South 24-Parganas, West Bengal, India, PIN - 700152, Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of India, Identifier Of Mr JAGDISH KUMAR KHEMKA, Mr SUDARSHAN KHEMKA, Mr RAM PRAKASH DALMIA, Mr ADITYA DALMIA, Mrs SUMAN SEKHSARIA, Mr ADITYA DALMIA	
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18/10/2017

Section 19 of Market Value (1929) - Rule 20(1) - 1929

Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs 88,77,500/-

Rina Chaudhury

Rina Chaudhury
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - II SOUTH 24-
PARGANAS
South 24-Parganas, West Bengal

18/10/2017

Section 17 of Registration Act (1908) - Rule 17(1) - 1908

Presented for registration at 15:00 hrs on 18-10-2017 at the Private residence by Mr ADITYA DALMIA, one of the Executants.

Section 17 of Registration Act (1908) - Rule 17(1) - 1908

Execution is admitted on 18/10/2017 by 1. Mr JAGDISH KUMAR KHEMKA, Son of Late Om Prakash Khemka, 117, Block-F, New Alipore, Kolkata-700 053, P.O: New Alipore, Thana: New Alipore, South 24-Parganas, WEST BENGAL, India, PIN - 700053, by caste Hindu, by Profession Business, 2. Mr SUDARSHAN KHEMKA, Son of Mr Jagdish Kumar Khemka, 117, Block-F, New Alipore, Kolkata-700 053, P.O: New Alipore, Thana: New Alipore, South 24-Parganas, WEST BENGAL, India, PIN - 700053, by caste Hindu, by Profession Business, 3. Mr RAM PRAKASH DALMIA, Son of Late Dwarka Das Dalmia, 11, Ashoka Road, Kolkata-700 027, P.O: New Alipore, Thana: New Alipore, South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Hindu, by Profession Business, 4. Mr ADITYA DALMIA, Son of Mr Ram Prakash Dalmia, 11, Ashoka Road, P.O: Alipore, Thana: Alipore, South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Hindu, by Profession Business, 5. Mrs SUMAN SEKHSARIA, Wife of Mr Vineel Sekhsaria, 23J, Radha Madhab Dutta Garden Lane, Neermoni Buit, P.O: Beliaghata, Thana: Beliaghata, South 24-Parganas, WEST BENGAL, India, PIN - 700010, by caste Hindu, by Profession House wife

Identified by Mr AMIT GUHA BAKSHI, , Son of Late N K GUHA BAKSHI, 38, BUDDHA PARK MUKUNDAUR, P.O: DHELUA, Thana: Sonarpur, South 24-Parganas, WEST BENGAL, India, PIN - 700152, by caste Hindu, by profession Service

Section 17 of Registration Act (1908) - Rule 17(1) - 1908

Execution is admitted on 18-10-2017 by Mr ADITYA DALMIA, Director, VEERBALAJI INFRABUILD PRIVATE LIMITED, 19/4, Sahapur Colony, P.O:- New Alipore, P.O:- New Alipore, District: South 24-Parganas, West Bengal, India, PIN - 700053

Identified by Mr AMIT GUHA BAKSHI, , Son of Late N K GUHA BAKSHI, 38, BUDDHA PARK MUKUNDAUR, P.O: DHELUA, Thana: Sonarpur, South 24-Parganas, WEST BENGAL, India, PIN - 700152, by caste Hindu, by profession Service

Rina Chaudhury

Rina Chaudhury
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - II SOUTH 24-
PARGANAS
South 24-Parganas, West Bengal



Admissible under rule 21 of West Bengal Registration Rule, 1962 duty stamped under schedule 1A, Article number : 48

(g) of Indian Stamp Act 1899.

Certified that required Registration Fees payable for this document is Rs 39/- (E = Rs 7/- ,H = Rs 28/- ,M(b) = Rs 4/-) and Registration Fees paid by Cash Rs 39/-

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 8973, Amount: Rs.50/-, Date of Purchase: 17/10/2017, Vendor name: Subhankar Das

Rina Chaudhury

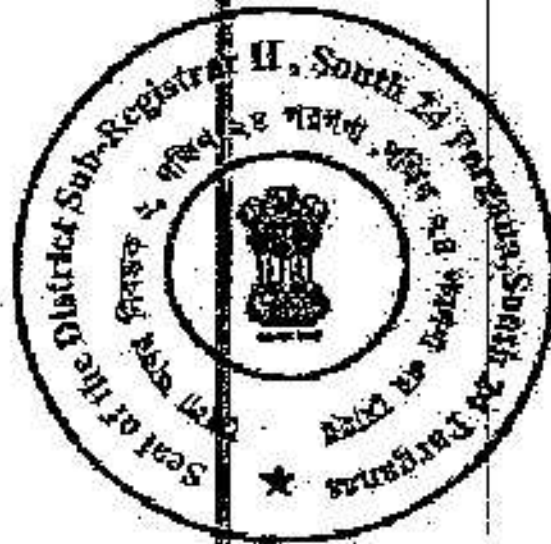
Rina Chaudhury
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - II SOUTH 24-
PARGANAS
South 24-Parganas, West Bengal



Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1602-2017, Page from 279651 to 279681
being No 160209449 for the year 2017.



Digitally signed by RINA CHAUDHURY
Date: 2017.10.24 11:33:21 +05:30
Reason: Digital Signing of Deed.

R. Chaudhury

(Rina Chaudhury) 24/10/2017 11:33:12
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - II SOUTH 24-PARGANAS
West Bengal.



(This document is digitally signed.)