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Q-00433/21



11/1/21

पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

AE 217113

Certified that the document is admitted to registration. The sale deed or will / sheets & the order and mutation sheet attached with this document are the part of this document.

8-67497/21

*[Handwritten Signature]*

Additional District Sub-Registrar  
Rajarhat, New Town, North 24-Pgs.

1 JAN 2021

TO ALL TO WHOM THESE PRESENTS SHALL COME, WE, MUSKAN RESIDENCY PRIVATE LIMITED having CIN U45200WB2006PTC112289, a Company within the meaning of the Companies Act, 2013 having PAN AAECM9002H and its

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20 2021

Name: Anubhaya Dattors  
 Address: Rajanhat  
 11 JAN 2021  
 SURANJAN MUKHERJEE  
 Licensed Stamp Vendor  
 C. C. Road  
 2 & 3, N. S. Road, Kurla

136

11 JAN 2021  
11 JAN 2021



Identified by me  
 Shri Som Chatterjee  
 S/o - S. Chatterjee  
 58/1 Garia Park  
 Kolkata - 700042  
 Garia

Additional District Sub-Registrar  
 Rajanhat, New Town, North 24-Pgs.

11 JAN 2021





Centre - 2, Post  
ACKPA0021B  
(which expressing  
to mean and in  
GREETINGS:

L. DEFINITE

Amber, Rajarhat



*Handwritten signature*

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Address of District Sub-Registrar  
Rajarhat, New Town, North 24-Pgs.

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Centre – 2, Post Office and Police Station New Town, Kolkata-700157 having PAN ACKPA0021B and Aadhar No. 928217831297 hereinafter referred to as “the **PRINCIPAL**” (which expression unless excluded by or repugnant to the subject or context shall be deemed to mean and include its successors or successors-in-office and/or assigns) **SEND GREETINGS:**

**I. DEFINITIONS:** Unless in this power there be something contrary or repugnant to the subject or context:-

- i. “**Attorneys**” shall mean the Developer represented by both or either of by its Authorized Representatives (a) Raj Kumar Agarwal son of Late Chhote Lal Agarwal residing at Green Wood Sonata, 13 & 14A, Tower No. 3, Near City Centre – 2, Post Office and Police Station New Town, Kolkata-700157 having PAN ACKPA0021B and Aadhar No. 928217831297 and (b) Dipak Kumar Agarwal son of Sri Basudeo Prasad Agarwal residing at 54, Bangur Avenue, Block B, Flat No. 1B, Police Station Lake Town, Post Office Bangur Avenue, Kolkata-700055 (having PAN ADIPA4263G and Aadhar No. 409082807090) and include any other person whom the Developer may authorize in addition to or as substitute of the above named two persons jointly and/or severally but shall not include the person whose authorization to represent the Principal as attorney is revoked by the Developer.
- ii. “**Building Complex**” or “**Complex**” shall mean the New Buildings at the Subject Property together with the Common Areas and Installations and wherever the context so permits or intends shall include the Subject Property
- iii. “**Building Plans**” shall mean the plan for construction of the New Buildings caused to be sanctioned by the Principal from the Rajarhat Panchayat Samity vide Memo No. 1070/RPS dated 11<sup>th</sup> October 2018 and include all modifications and/or alterations as may be made thereto.
- iv. “**Developer’s Share of Realization**” shall mean 80% of the Realizations in respect of the Building Complex and all Transferable Areas therein.
- v. “**Developer**” shall mean **AMBEY REALTORS LLP**, a Limited Liability Partnership incorporated under the Limited Liability Partnership Act, 2008 having its Registered Office at PS IXL, Unit No. 305, 3<sup>rd</sup> Floor, Post Office Rajarhat Gopalpur, Police Station Baguihati, Kolkata – 700136 having PAN ABCFA8196Q and include its partners, successors or successors-in-office and/or successors-in-interest and/or assigns.
- vi. “**Development Agreement**” shall mean the Development Agreement dated 11.01.2021 and registered with Additional District Sub-Registrar, Rajarhat in Book - I, Being No. 00429 for the year 2021 and made between the Principal and the Developer and

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and the  
1.1.1 New Statute  
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include any modifications and alterations thereof as may be made by the Principal and the Developer in writing.

- 1.1.1 **"New Buildings"** shall mean the one or more buildings and/or other structures that may be constructed by the Developer from time to time at the Subject Property.
- vii. **"Principal's Realization Share"** shall 20% of the Realizations in respect of the Building Complex and all Transferable Areas therein.
- viii. **"Realization"** shall mean the amounts that may, from time to time, be received against the Transfer of Units and Parking Spaces and other Transferable Areas and/or in relation to such Transfer on any account other than Pass Through Charges and Extras and Deposits (as defined and described in the Development Agreement).
- ix. **"Subject Property"** shall mean immovable property situate lying at and being entire R.S. and L.R. Dag No. 822 recorded in R.S. Khatian No. 540 and L.R. Khatian No. 1365, in Mouza Jatragachi, J.L. No. 24 under Police Station Rajarhat in the District of North 24 Parganas fully described in the **SCHEDULE** hereunder written.
- x. **"Transfer"** with its grammatical variations shall mean transfers by sale or any other means adopted by the Developer.
- xi. **"Transferable Areas"** shall mean the Units, Parking Spaces and anything else comprised in the Building Complex which is or can be commercially exploited including by making it part of area of Units or by making it appurtenant to any Unit or otherwise.
- xii. **"Transferees"** shall mean the person/s who from time to time purchase or agree to purchase or otherwise acquire any Transferable Areas in the Building Complex.
- xiii. **"Units"** shall mean the independent and self-contained residential flats in the New Buildings at the Subject Property capable of being exclusively held used or occupied by a person and also include any offices or shops, commercial spaces in or portions if so and as may be constructed by the Developer as part of any New Building/s.
- xiv. Any other term or expression used herein shall, unless there be something contrary or repugnant to the subject or context, have the same meaning as assigned in the Development Agreement.

## II. RECITALS:

- A. **WHEREAS** by the Development Agreement, the parties thereto have agreed, inter alia, that the Developer would be entitled to the exclusive right to develop the Building Complex at the Subject Property and Transfer the Transferable Areas



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therein and administer the same and the Principal and the Developer agreed upon the terms and conditions as morefully contained therein.

- B. AND WHEREAS** in terms of the Development Agreement, the Principal is executing this Power of Attorney in favour of the Attorneys jointly and/or severally to do all acts deeds and things as and for the purposes relating to the Building Complex and the Transfer of the Transferable Areas and administration of the Building Complex the related purposes hereinafter contained:

**III. NOW KNOW YE BY THESE PRESENTS, We** the Principal abovenamed doth hereby nominate constitute and appoint the said Attorneys jointly and/or severally as the true and lawful attorneys for in the name and on behalf of the Principal to do execute exercise and perform all or any of the following acts deeds matters and things relating to the development of the Building Complex and the Transfer of the Transferable Areas and administration thereof and related and other purposes i.e., to say:-

1. To manage, maintain, look after, supervise, administer, secure, hold and defend possession of the Subject Property and every part thereof and its equipments and installations and do all acts deeds and things in connection therewith.
2. To deal with fully and in all manner and to warn off and prohibit and if necessary proceed in due form of law against all or any trespassers and to take appropriate steps whether by action or distress or otherwise and to abate all nuisance and for that to enter into all contracts agreements and arrangements with them or any of them or otherwise and to abate all nuisance.
3. To cause survey, measurement, soil test, excavation and other works at the Subject Property.
4. To sign, apply for and obtain mutation, conversion, updation, insertions, correction of area or boundary or dimension or other description or any other correction, modification, alteration or other recording in respect of the Subject Property or any part thereof or the boundary of the Subject Property, in the records of the Jyangra Hatiara 2 No. Gram Panchayat, Rajarhat Panchayat Samity, Zilla Parishad, B.L. & L.R.O., the D.L. & L.R.O., Municipal authorities, Panchayat Authorities, Planning Authority, Development Authority, Collector, District Magistrate (including ADM) and any other appropriate authorities and to do all other acts, deeds and things with regard thereto as may be deemed fit and proper by the said Attorney or Attorneys.
5. To demolish, construct, reconstruct boundary walls, fencing, dividers etc., at the Subject Property and/or any portion thereof for the purposes connected to development in terms of the Development Agreement and to construct or put up temporary sheds, structures etc., for storage of building materials or site offices.





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- To accept or object to the assessments made from time to time of land revenue or taxes or valuation or taxes in respect of the Subject Property or the building or buildings that may be constructed thereon or any part or share thereof by the land authorities, Panchayat authorities and other authorities and to attend all hearings and have the same finalized.
7. To pay all rates, panchayat and other taxes, land revenue, electricity charges, utility charges, other charges expenses and other outgoings whatsoever payable in respect of the Subject Property or any part thereof or New Buildings for the time being thereon or any part or parts thereof and receive refund of the excess amounts, if paid, from the and/or concerned authorities and to grant receipts and discharges in respect thereof.
  8. To prepare apply for and obtain modification or revalidation or revision or alteration or renewal of Building Plans already sanctioned in respect of the New Building/s or any other constructions at the Building Complex.
  9. To prepare apply for sign and submit plans, maps, specifications and sketches for approval or sanctioning by the concerned panchayat and other appropriate authorities and to have the same approved and/or sanctioned and if required, to have the same or the Building Plans already sanctioned, as the case may be, modified revalidated revised altered and/or renewed.
  10. To sign and submit all declarations, undertakings, affidavits, gifts of strips or splayed corners required by any authority for the purpose of modification/alteration/renewal of the plans for any construction at the Subject Property.
  11. To give notice to the panchayat and all other concerned authorities regarding commencement of construction and/or demolition of any structure(s) and/or other purposes as required or deemed fit and proper.
  12. To carry out demolition, construction, reconstruction, addition, alteration, erection, re-erection and any other related activity at the Subject Property in respect of the Building Complex.
  13. To inform panchayat and all other concerned authorities of all internal alterations within the sanctioned covered space and to incorporate all such deviations in the Completion Plan in terms of the applicable rules and to get the same regularized.
  14. To apply for and obtain temporary and/or permanent connections of all services, water, electricity, telephone, gas, power, drainage, sewerage, borewell, generator, transformers, lifts, septic tanks, security systems, dish antenna, towers, electronic or technical connections, etc., and/or other utilities inputs and facilities from the appropriate authorities and statutory bodies or private bodies or service providers





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and/or to make alterations therein and to close down and/or have disconnected the same.

15. To apply for and obtain any permission clearance and license to erect and run/operate and/or maintain lift, generator, dish antenna and any other utility, input or facility in the Building Complex or any part thereof including those mentioned in the last mentioned clause hereinabove and also to give contract to the manufacturer for maintenance of lift or lifts, generator, dish antenna and other utilities and its concerned machineries.
16. To deal with any person owning, occupying or having any right title or interest in the property adjacent to or near the Subject Property in connection with the Building Complex in such manner and on such terms and conditions as the said attorney or attorneys may deem fit and proper.
17. To represent the Principal before the transferees and/or Maintenance-in Charge of the Building Complex in connection with the user and enjoyment of such Common Areas and Installations.
18. To apply for and obtain "No Objection Certificate" from the Competent Authority under the Urban Land (Ceiling & Regulation) Act, 1976 and all other permissions that may be required for sanctioning of plan, modification and/or alteration and/or revalidation of plans, and/or obtaining utilities and any development activity or other purposes connected with the Building Complex.
19. To apply for and obtain all permissions, approvals, licenses, registrations, clearances, no objection certificates, quotas, subsidies, incentives, exemptions, discounts, waivers, entitlements and allocations of cement, steel, bricks and other building materials, in respect of the Building Complex and/or in respect of any input, utility or facility to be installed, run, made operative and managed thereat from all State or Central Government Authorities and statutory or other bodies and authorities concerned and any service providers.
20. To apply for and obtain all necessary permissions, and clearances from the authorities under the pollution and environment laws and all other related authorities.
21. To apply for and obtain in the name of the Developer the registration under all Real Estate development laws, including the Real Estate (Regulation and Development) Act, 2016 (if applicable), the WB Housing Industry Regulation Act 2017 and to obtain all licenses and permissions under the said Act and all other acts and statutes, as applicable.
22. To appoint and terminate the appointment of Architects, Engineers, Surveyors and others for purposes connected with the Building Complex.

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Rajahmundry, New Town, North 24-Pos.

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23. To appoint, employ, engage or hire, contractors, sub-contractors, structural engineers, civil engineers, surveyors, overseers, experts, consultants, vastu consultants, chartered accountants, security guards, personnel and/or such other persons or agents as may be required in respect of the Building Complex or any aspect or part thereof on such terms and conditions as the attorneys may deem fit and proper and to cancel, alter or revoke any such appointment or collaboration.
24. To appoint organizations and persons in connection with Building Management, Facility Management, Common Area management on such terms and conditions as the attorneys may deem fit and proper and to cancel, alter or revoke any such appointment or collaboration.
25. To do all necessary acts deeds and things for complying all laws rules regulations bye-laws ordinance etc., for the time being in force with regard to the Building Complex.
26. To apply for and obtain Completion or Occupancy Certificate and other certificates as may be required from the concerned authorities.
27. To insure and keep insured the New Buildings and other developments or any part thereof or any materials equipments or machineries against loss or damage by fire earthquake and/or other risks, if and as be deemed necessary and/or desirable by the said attorneys or any of them and to pay all premium therefor.
28. To obtain loans and finance from any Banks and/or the Financial Institutions in terms of the Development Agreement, and in the manner permitted under the Development Agreement but without however creating any financial obligation of repayment upon the Principal.
29. To grant consent and No Objection Certificate and permit the Transferees of Units, Parking Spaces and other Transferable Areas (including proportionate land share) to take loans or finances from any Banks or Financial Institutions and deal with banks and financiers and/or their officers and/or assigns in connection with any no objection certificates, consents, clearances, etc., from them.
30. To produce deliver or give copies of any original title deed or document relating to the Subject Property and/or the Complex to any person or financier or others.
31. To advertise and publicize the Building Complex or any part thereof in any media and to appoint marketing agents, brokers, sub-brokers, sole selling or other agents for sale or otherwise transfer of the same in terms of the Development Agreement.
32. To negotiate with the person or persons interested in obtaining Transfer and/or otherwise acquiring Transferable Areas in the Building Complex, to take and accept



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bookings and applications, deal with, Transfer and/or part with possession of all or any Units, Parking Spaces and other Transferable Areas alongwith or independent of or independently the land comprised in the Subject Property attributable thereto or any portion thereof or any undivided share therein to any Transferee at such consideration and on such terms and conditions as the said attorney or attorneys may deem fit and proper but without violating the terms and conditions of the Development Agreement.

33. To ask, demand, recover, realize and collect the Realization and all other amounts or any parts thereof receivable in respect of any Transfer of the Transferable Areas in the manner and as per the terms and conditions of the Development Agreement and to deposit the Developer's Realization Share in the bank account of the Developer and the Principal's Realization Share in the specified bank account of the Principal or in such other bank account as the Principal may specify in terms of the Development Agreement and to issue receipts to the Transferees accordingly which shall fully exonerate the person or persons paying the same.
34. To cancel or terminate any booking/blocking and terminate any contract agreement right of occupancy user and/or enjoyment with any person or persons intending to acquire Transferable Areas and/or undivided shares in the land comprised in the Subject Property and to deal with the space and rights of such person or persons in such manner as the said attorney may deem fit and proper.
35. To join in as party to agreements for Transfer of the Transferable Areas and/or undivided share in the land comprised in the Subject Property or part thereof, and also confirming thereunder the rights and entitlements of the Developer under the said Development Agreement and agreeing to execute the Deeds of Transfer to be executed in pursuance thereof.
36. To transfer the proportionate share in land and/or in the common areas and installations to any Association or Society if so and as required by law in such manner as may be required.
37. To prepare sign execute modify, alter, draw, approve rectify and/or register and/or give consent and confirmation and/or deliver all papers, documents, agreements, sale deeds, conveyances, leases, supplementary agreements, nominations, assignments, licenses, mortgages, charges, declarations, forms, receipts and such other documents and writings as in any way be required to be so done and as may be deemed fit and proper by the said Attorneys in respect of the Transfer in the manner and as per the terms and conditions of the Development Agreement.
38. To enforce any covenant in any agreement, deed or any other contracts or documents of transfer executed by the Principal and the Developer and to exercise all rights and remedies available to the Principal and the Developer thereunder.

*[Handwritten signature]*





अधीन-हात रजिस्ट्रार  
रजिस्ट्रार, नया बन्दो, नया 24-2/24.

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39. To ask, demand, sue for, recover, realize and collect Extras and Deposits (as defined and described in the Development Agreement) which are or may be due payable or recoverable from any Transferees or any person or persons or authority or authorities on any account whatsoever and to give effectual receipts and discharges for the same.
40. To have the Units Transferred to the Transferees to be separately assessed and mutated in the name of the respective Transferees in all public records and with all authorities and/or persons having jurisdiction and to deal with such authority and/or authorities in such manner as the said Attorney or Attorneys may deem fit and proper.
41. To deal with any claim of any third party in respect of the Subject Property and to oppose or settle the same.
42. To look after all or any of the acts relating to Common Purposes including the management, maintenance and administration of the Building Complex as Maintenance In-Charge.
43. To form a non profit making company or association or society or syndicate amongst the owners and/or buyers of the Transferable Areas (including Association under the Apartment Ownership Act).
44. To deal with the Government of West Bengal or any department or authority in connection with the compliance of any existing or new laws or provisions affecting the Building Complex.
45. For all or any of the purposes herein stated to apply for, sign, appear and represent the Principal before the Jyangra Hatiara 2 No. Gram Panchayat, Rajarhat Panchayat Samity, Zilla Parishad and all its departments, Kolkata Metropolitan Development Authority, NKDA, B.L. & L.R.O., D.L. & L.R.O., and other authorities / officers under the Land laws, MED, Collector, District Magistrate, ADM, Municipality, Fire Brigade, Planning Authority, Development Authority, the authorities under Real Estate (Regulation and Development) Act, 2016 (if applicable) and/or the authorities under WB Housing Industry Regulation Act, 2017, the Authorities under the West Bengal Apartment Ownership Act, Companies Act, Societies Registration Act, the Competent Authority under the Urban Land (Ceiling & Regulation) Act, 1976, the authorities under the West Bengal Land Reforms Act, West Bengal Estate Acquisition Act, Town and Country (Planning & Development) Act, Development Authority, Airport Authorities, all Revenue Authorities, Pollution Control Authorities and other authorities connected to pollution matters, Environment Authorities, Licensing Authorities, Development Plan Authorities of the Government of West Bengal and/or India, Insurance Companies, Police Authorities, Traffic Department, Directorate of Fire Services and all Fire Authorities,





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Directorate of Lifts, Directorate of Electricity and Chief Electrical Inspector and other Electricity Authorities, Government of West Bengal, Insurance Companies, Microwave Authorities of Department of Telecommunication, Electricity, Water, drainage, sewerage, lift, generator, telecom, television, wireless connectivity, digital and other service provider organizations, Land Acquisition Collector and also all other authorities and Government Departments and/or its officers and also all other State Executives Judicial or Quasi Judicial, Municipal, Panchayat, land and other authorities and all private bodies and service providers and all other persons and also all courts tribunals and appellate authorities and do all acts deeds and things as the attorney may deem fit and proper and to make sign execute register submit register and/or deliver all documents, declarations, affidavits, applications, undertakings, objections, notices etc (including those relating to boundary verification) and also to submit and take delivery of all title deeds concerning the Subject Property and other papers and documents (including cause papers and orders passed in any suit or litigation or proceeding) as be required by the necessary authorities or as may in any way be found necessary or expedient by the said Attorney.

46. To appear and represent the Principal before any Notary Public, Registrar of Assurance, District Registrar, Sub Registrar, Additional Registrar, Metropolitan Magistrate and/or other officer or officers or authority or authorities having jurisdiction and to present for registration before them and admit execution and to acknowledge and register and have registered and perfected and/or notarized and/or affirm or declare all Agreements for transfer, Deeds and documents instruments and writings including the bank/finance documents, mortgage deeds, if any, executed by the said Attorneys by virtue of the powers hereby conferred.
47. To commence prosecute enforce defend answer and oppose all actions suits writs appeals revisions, review, arbitration proceedings, and other legal proceedings and demands civil criminal or revenue concerning and/or touching any of the matters herein stated and if thought fit to compromise settle, refer to arbitration, abandon, submit to judgment or become non suited in any such action or proceedings as aforesaid before any Court, Civil or Criminal or Revenue, Arbitration Tribunal, any other Tribunal, Collector, Judicial or Quasi Judicial authorities and forums, Statutory authorities, presiding officers, authorized officers, etc. and to sign declare verify and/or affirm any plaint, written statement, petition, application, consent petition, affidavit, vakalatnama, warrant of attorney, memorandum of appeal or any other document or cause paper in any proceeding and to adduce oral and documentary evidences as the occasions shall require and/or as the said attorney or attorneys may think fit and proper.
48. To apply for, obtain, accept and receive any original or copies of clearances, certificates, permissions, no objections, licenses, notices summons and services of



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papers from any Court, Tribunal, postal authorities and/or other authorities and/or persons.

49. To receive refund of the excess amount of fee or other amounts, if any, paid for the purposes hereinstated and to give valid and effectual receipts in respect thereof.
50. To receive all letters parcels or other postal articles and documents in respect of the Subject Property and to grant proper and effectual receipt thereof.
51. For better and more effectually exercising the powers and authorities aforesaid to retain appoint and employ Advocates, Pleaders, Solicitors, Mukhtears and to revoke such appointments.

IV. **AND GENERALLY** to do all acts deeds and things for better exercise of the authorities herein contained relating to the Subject Property and the Building Complex and related purposes which the Principal itself could have lawfully done under its own hands and seal, if personally present.

V. **AND** the Principal doth hereby ratify and confirm and agree to ratify and confirm all and whatever their said Attorney or Attorneys shall lawfully do or cause to be done in or about the premises aforesaid.

VI. **AND** it is clarified that while exercising the powers and authorities hereby conferred on the said Attorneys, they or any of them shall not do any act deed or thing which would go against the provisions of the Development Agreement or impair or affect the rights and entitlement of the Principal and by executing this Power of Attorney the obligations of the Principal or the Developer or consequences for non compliance under the Development Agreement shall not be affected.

**THE SCHEDULE ABOVE REFERRED TO:**  
**(SUBJECT PROPERTY)**

**ALL THAT** the piece and parcel of land measuring an area of 26 satak or 0.26 acre more or less comprised R.S. and L.R. Dag. No. 822, under R.S. Khatian No. 540, L.R. Khatian No. 1365 in Mouza Jatragachi, J. L. No. 24, Additional District Sub-Registrar, Rajarhat under Police Station Rajarhat, Pin Code 700156, Jyangra Hatiara 2 No. Gram Panchayat in the District of North 24 Parganas butted and bounded as follows:-

- ON THE NORTH** : By R.S. Dag No. 299.
- ON THE SOUTH** : Partly by each of R.S. Dag Nos. 821 and 823.
- ON THE EAST** : Partly by each of R.S. Dag Nos. 834 and 835 and partly by 23'-0" wide Panchayet Road, and
- ON THE WEST** : By R.S. Dag No. 298.

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

IN WITNESS WHEREOF the Principal hereto has hereunto set and subscribed their respective hands and seal on this 11<sup>th</sup> day of JANUARY Two Thousand and Twenty One.

**SIGNED SEALED AND DELIVERED** by the withinnamed **PRINCIPAL** at Kolkata in the presence of:

1. Pradip Kumar Mallik  
New Town Metro Plaza  
Atghaza, Kolkata - 700136

2. Binodajit Bhowm  
Shyamnagar  
24 PUS (NS)  
PIN - 743127

Accepted by us

MUSKAN RESIDENCY PVT. LTD

  
DIRECTOR/AUTHORISED SIGNATORY

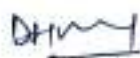
(Raj Kumar Agarwal)

AMBEY REALTORS LLP

  
Authorised Signatory

(Raj Kumar Agarwal)

AMBEY REALTORS LLP

  
Authorised Signatory

(Dipak Kumar Agarwal)

Drafted by me  
Balkrishna Agarwal, Advocate  
C/O. DSP LAW ASSOCIATES  
40, Nilu House  
2, Hare Street  
Kolkata - 700001.  
F-1415/2010.

*Finger prints of the executant*



*[Handwritten signature]*

Little	Ring	Middle	Fore	Thumb
(Left Hand)				
Thumb	Fore	Middle	Ring	Little
(Right Hand)				

*Finger prints of the executant*



*DH ✓*

Little	Ring	Middle	Fore	Thumb
(Left Hand)				
Thumb	Fore	Middle	Ring	Little
(Right Hand)				





भारत सरकार  
GOVERNMENT OF INDIA



राज कुमार अग्रवाल

Raj Kumar Agarwal

जन्मदिनांक/ DOB: 12/05/1958

पुरुष / MALE



9282 1783 1297

MEERA AADHAAR, MERI PEHACHAN



भारतीय विशिष्ट पहचान प्राधिकरण  
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

ठिकाना:

अप/उ: छोटे लाल अग्रवाल  
अग्रवाल, ग्रीन वुड  
सोनाटा, 13/14A टावर-3,  
नियार सिटी सेंटर-2,  
हातियारा, उत्तर 24 पारगना,  
पश्चिम बंग - 700157

Address

S/O: Chhote Lal Agarwal,  
green wood sonata,  
13/14A tower-3, near city  
centre-2, Hatilara, North 24  
Parganas,  
West Bengal - 700157

9282 1783 1297



1947  
1800 200 1947

help@uidai.gov.in

www.uidai.gov.in

P.O. Box No. 1947,  
Bangalore-560 001

आयकर विभाग  
INCOME TAX DEPARTMENT



भारत सरकार  
GOVT. OF INDIA



स्थायी लेखा संख्या कार्ड  
Permanent Account Number Card

ACKPA0021B



नाम / Name  
RAJ KUMAR AGARWAL

पिता का नाम / Father's Name  
CHHOTE LAL AGARWAL

जन्म की तारीख / Date of Birth  
12/05/1958

  
हस्ताक्षर / Signature



40033017

यदि कार्ड खो जाये/यदि यह कार्ड किसी को मिले/खो जाये:  
आयकर विभाग को सूचित करें, 5वीं मंजिल, मॉडल कॉलोनी,  
प्लॉट नं. 341, सर्वे नं. 9/7/8,  
मॉडल कॉलोनी, नया दक्षिण बंगलौर शहर,  
पिन - 411 016.

If the 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. 9/7/8,  
Model Colony, New Deerp Bangalore Clock,  
Pune - 411 016.

Tel: 91-20-2721 4000, Fax: 91-20-2721 6001  
e-mail: [nsdl@nsdl.co.in](mailto:nsdl@nsdl.co.in)

स्थायी खात्या संख्या / PERMANENT ACCOUNT NUMBER  
**ADIPA4263G**



नाम / NAME  
**DIPAK KUMAR AGARWAL**

पिता या माता / FATHER'S NAME  
**BASUDEO PRASAD AGARWAL**

जन्म तारीख / DATE OF BIRTH  
**14-04-1976**

स्वतः स्वाक्षरी / SIGNATURE  
**Dipak Kumar Agarwal**

जि.स.स. / J.S.S.  
**COMMISSIONER OF INCOME TAX, M.E.**

असा कार्ड होय कि नाही / If it is not a card, please inform the  
 issuing authority / आपण या कार्ड  
 बाबत कोणत्याही प्रकारचा तक्रार / आपण या कार्ड  
 बाबत कोणत्याही प्रकारचा तक्रार (संशय असल्यास) / आपण या कार्ड  
 बाबत कोणत्याही प्रकारचा तक्रार (संशय असल्यास)  
 सादर करावा.  
 कलकत्ता - 700 068.

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 Joint Commissioner of Income-tax (Systems & Technical),  
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 Calcutta - 700 068.




**भारत सरकार**  
**GOVERNMENT OF INDIA**



दीपक आगरवाल  
Dipak Agarwal

जन्म वर्ष / Year of Birth: 1975  
पुरुष / Male



4090 8280 7090

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आधार – आम आदमी का अधिकार


**भारतीय विशिष्ट पहचान प्राधिकरण**  
**UNIQUE IDENTIFICATION AUTHORITY OF INDIA**

पता: S/O बासुदेव आगरवाल, ब्लॉक-बी,  
रूम नंबर 54, बंगुरावेन्यू, निजामपुर  
डाकघरी, कोलकाता, वेस्ट बंगाल, 700055

Address: S/O Basudeo Agarwal,  
BLOCK-B, 1ST FLOOR, 54,  
BANGUR AVENUE, NEAR  
MOTHER DIARY, KOLKATA,  
Bangur Avenue, West Bengal,  
700055

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 7347  
1800 180 1807

  
 help@uidai.gov.in

  
 www.uidai.gov.in

  
 P.O. Box No 1847,  
Bangalore-560 001

आयकर विभाग  
INCOME TAX DEPARTMENT



भारत सरकार  
GOVT OF INDIA

MUSKAN RESIDENCY PRIVATE  
LIMITED



28/12/2008

Permanent Account Number

AAECM9002H



  
[Redacted]  
[Redacted]



শুভম চট্টোপাধ্যায়  
Shuvam Chattopadhyay  
পিতা : সর্বাংশু চট্টোপাধ্যায়  
Father : Sarbansh Chatteropadhyay  
জন্ম বর্ষ / Year of Birth : 1991  
পুরুষ / Male



**7164 3878 2194**

আমার আধার, আমার পরিচয়

  
আধার

[Redacted]  
[Redacted] of India

ঠিকানা:  
৪১-১ স্রীরামপুর ইস্ট, গারিয়া পার্ক,  
স্রীরামপুর, গড়িয়া, দাঃ ২৪ পর্গানা,  
পশ্চিমবঙ্গ, ৭০০০৪৪

Address:  
58/1 SREERAMPUR EAST,  
GARIA PARK, Srirampur,  
Garia, South Twenty Four  
Parganas, West Bengal,  
700084

**7164 3878 2194**

 1947

 [tsdp@uidai.gov.in](mailto:tsdp@uidai.gov.in)

 [www.uidai.gov.in](http://www.uidai.gov.in)



DATED THIS ..... DAY OF ..... 2021

FROM

MUSKAN RESIDENCY PRIVATE LIMITED

... PRINCIPAL

TO

AMBEY REALTORS LLP

... ATTORNEYS

POWER OF ATTORNEY



11 JAN 2021

## Major Information of the Deed

Deed No :	I-1523-00433/2021	Date of Registration	11/01/2021
Query No / Year	1523-8000067497/2021	Office where deed is registered	1523-8000067497/2021
Query Date	11/01/2021 5:07:57 PM		
Applicant Name, Address & Other Details	Shuvam Chattopadhyay 58/1 Sreerampur East Garia Park, Thana : Patuli, District : South 24-Parganas, WEST BENGAL, PIN - 700084, Mobile No. : 9681065418, Status : Advocate		
Transaction	Additional Transaction		
[0138] Sale, Development Power of Attorney after Registered Development Agreement	[4002] Power of Attorney, General Power of Attorney [Rs : 3/-], [4305] Other than Immovable Property, Declaration [No of Declaration : 2]		
Set Forth value	Market Value		
Rs. 2/-	Rs. 3,54,00,000/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 200/- (Article:48(g))	Rs. 28/- (Article:E, E, E)		
Remarks	Development Power of Attorney after Registered Development Agreement of [Deed No/Year):- 152300429/2021		

### Land Details :

District: North 24-Parganas, P.S:- Rajarhat, Gram Panchayat; JANGRAHATIARA-II, Mouza: Jatragachhi, Pin Code : 700156

Sch No	Plot Number	Khatian Number	Land Use Proposed ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	LR-822	LR-1365	Bastu Shali	0.26 Acre	1/-	3,51,00,000/-	Width of Approach Road: 23 Ft., Adjacent to Metal Road, , Project Name :
<b>Grand Total :</b>				26Dec	1 /-	351,00,000 /-	

### Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	400 Sq Ft.	1/-	3,00,000/-	Structure Type: Structure
Floor No: 1, Area of floor : 400 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Pucca, Extent of Completion: Complete					
<b>Total :</b>		400 sq ft	1 /-	3,00,000 /-	

### Principal Details :

SI No	Name, Address, Photo, Finger print and Signature
1	<b>MUSKAN RESIDENCY PRIVATE LIMITED</b> Ps IXL, Unit 305, 3rd Floor, P.O:- Rajarhat Gopalpur, P.S:- Baguiati, District:-North 24-Parganas, West Bengal, India, PIN - 700136 , PAN No.:: AAxxxxxx2H, Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative









Identifier Details :

Name, Address, Photo, Finger print and Signature

**AMBEY REALTORS LLP**

PS IXL, Unit 305, 3rd Floor, P.O:- Rajarhat Gopalpur, P.S:- Baguiati, District:-North 24-Parganas, West Bengal, India, PIN - 700136 , PAN No.:: ABxxxxxx6Q, Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

**Representative Details :**

Sl No	Name, Address, Photo, Finger print and Signature			
1	<p><b>Name</b></p> <p><b>Raj Kumar Agarwal</b>                      Son of Late Chhote Lal Agarwal                      Date of Execution - 11/01/2021, , Admitted by: Self, Date of Admission: 11/01/2021, Place of Admission of Execution: Office</p>	<p><b>Photo</b></p>  <p>Jan 11 2021 5:52PM</p>	<p><b>Finger Print</b></p>  <p>LTI 11/01/2021</p>	<p><b>Signature</b></p>  <p>11/01/2021</p>
<p>13 And 14A, Tower 3 , Near City Centre 2, P.O:- New Town, P.S:- New Town, District:-North 24-Parganas, West Bengal, India, PIN - 700157, Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: India, , PAN No.:: ACxxxxxx1B, Aadhaar No: 92xxxxxxxx1297 Status : Representative, Representative of : MUSKAN RESIDENCY PRIVATE LIMITED (as Director)</p>				
2	<p><b>Name</b></p> <p><b>Dipak Kumar Agarwal (Presentant)</b>                      Son of Basudeo Prasad Agarwal                      Date of Execution - 11/01/2021, , Admitted by: Self, Date of Admission: 11/01/2021, Place of Admission of Execution: Office</p>	<p><b>Photo</b></p>  <p>Jan 11 2021 5:53PM</p>	<p><b>Finger Print</b></p>  <p>LTI 11/01/2021</p>	<p><b>Signature</b></p>  <p>11/01/2021</p>
<p>54, Bangur Avenue, Block/Sector: B, Flat No:1B, P.O:- Bangur Avenue, P.S:- Lake Town, District:-North 24-Parganas, West Bengal, India, PIN - 700055, Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: India, , PAN No.:: ADxxxxxx3G, Aadhaar No: 40xxxxxxxx7090 Status : Representative, Representative of : AMBEY REALTORS LLP (as Partner)</p>				

**Identifier Details :**

Name	Photo	Finger Print	Signature
<p><b>Mr Shuvam Chattopadhyay</b>                      Son of Sarbasish Chattopadhyay                      58/1 Sreerampur East Garia Park, P.O:- Garia, P.S:- Patuli, District:-South 24-Parganas, West Bengal, India, PIN - 700084</p>	 <p>11/01/2021</p>	 <p>11/01/2021</p>	 <p>11/01/2021</p>
<p>Identifier Of Raj Kumar Agarwal, Dipak Kumar Agarwal</p>			



**Transfer of Property for L1**

From	To. with area (Name-Area)
MUSKAN RESIDENCY PRIVATE LIMITED	AMBEY REALTORS LLP-26 Dec

Sl.No	From	To. with area (Name-Area)
1	MUSKAN RESIDENCY PRIVATE LIMITED	AMBEY REALTORS LLP-400.00000000 Sq Ft

**Land Details as per Land Record**

District: North 24-Parganas, P.S:- Rajarhat, Gram Panchayat: JANGRAHATIARA-II, Mouza: Jatragachhi, Pin Code : 700156

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 822, LR Khatian No:- 1365	Owner: মুকান রেসিডেন্সি, Gurdian: স ম, Address: ১৬ ডি এন লেন, মন্ট লেক স্পি ৩১, Classification: নগরী, Area: 0.26000000 Acre,	Owner Name not selected by applicant.

1-01-2021

**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 17:39 hrs on 11-01-2021, at the Office of the A.D.S.R. RAJARHAT by Dipak Kumar Agarwal .

**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 3,54,00,000/-

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

Execution is admitted on 11-01-2021 by Raj Kumar Agarwal, Director, MUSKAN RESIDENCY PRIVATE LIMITED, Ps IXL, Unit 305, 3rd Floor, P.O:- Rajarhat Gopalpur, P.S:- Bagulati, District:-North 24-Parganas, West Bengal, India, PIN - 700136

Identified by Mr Shuvam Chattopadhyay, . . Son of Sarbasish Chattopadhyay, 58/1 Sreerampur East Garia Park, P.O: Garia, Thana: Patuli, . South 24-Parganas, WEST BENGAL, India, PIN - 700084, by caste Hindu, by profession Advocate

Execution is admitted on 11-01-2021 by Dipak Kumar Agarwal, Partner, AMBEY REALTORS LLP, PS IXL, Unit 305, 3rd Floor, P.O:- Rajarhat Gopalpur, P.S:- Bagulati, District:-North 24-Parganas, West Bengal, India, PIN - 700136

Identified by Mr Shuvam Chattopadhyay, . . Son of Sarbasish Chattopadhyay, 58/1 Sreerampur East Garia Park, P.O: Garia, Thana: Patuli, . South 24-Parganas, WEST BENGAL, India, PIN - 700084, by caste Hindu, by profession Advocate

**Payment of Fees**


Certified that required Registration Fees payable for this document is Rs 28/- ( E = Rs 28/- ) and Registration Fees paid by Cash Rs 28/-

**Payment of Stamp Duty**

Certified that required Stamp Duty payable for this document is Rs. 120/- and Stamp Duty paid by Stamp Rs 200/-

**Description of Stamp**

1. Stamp: Type: Impressed, Serial no 86472, Amount: Rs.100/-, Date of Purchase: 11/01/2021, Vendor name: S Mukherjee
2. Stamp: Type: Impressed, Serial no 86472A, Amount: Rs.100/-, Date of Purchase: 11/01/2021, Vendor name: S Mukherjee



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

ate of Registration under section 60 and Rule 69.

tered in Book - I

ume number 1523-2021, Page from 32008 to 32034

eing No 152300433 for the year 2021.



Digitally signed by SANJOY BASAK  
Date: 2021.01.15 15:02:42 +05:30  
Reason: Digital Signing of Deed.

(Sanjoy Basak) 2021/01/15 03:02:42 PM  
ADDITIONAL DISTRICT SUB-REGISTRAR  
OFFICE OF THE A.D.S.R. RAJARHAT  
West Bengal.

(This document is digitally signed.)