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D-4283/19



पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

S. NO. 1608 - 1000173007/19

AB 840430

certified that the document is admitted to registration. The Signature sheet and the acknowledgment sheets attached with this document are the part of this document.

Distt. District Sub-Registrar
Chandpur, South 24 Parganas

[Handwritten Signature]
30/07/19

30 JUL 2019

DEVELOPMENT POWER OF ATTORNEY AFTER REGISTERD DEVELOPMENT AGREEMENT

THIS DEVELOPMENT POWER OF attorney is made on this the 30th Day of July in the year Two Thousand and Nineteen(2019)

BETWEEN

নং 2687 তার 29/07/19 185/c

স্বত্বাধিকারী Balan Kumar Ghosh

সং 18, Baishnabghata Road, KOL-47

শঙ্কর কুমার সরকার
স্ট্যাম্প ডেপুটি
সোনারপুর এ্যা.ডি.এস.আর অফিস
৩০ ০৭ ২০১৯

[Handwritten signature]



Addl. Dist.-Sub Registrar
Sonarpur
South 24 Parganas

30 JUL 2019

*Tapas Sando
S/H. Pando
Sonarpur
KOL-150*

(1) **SRI RATAN KUMAR GHOSH**, (having PAN- ADZPG2916K) son of Late Haran Chandra Ghosh, (2) **SMT MOM GHOSH**, (having PAN – AEGPB2792L), wife of Sri Ratan Kumar Ghosh, both are by faith – Hindu, by Nationality – Indian, by occupation – Business, residing at- 18 Baishnabghata Road, P.O. Naktala, P.S. Neatajinagar, Kolkata – 700047, (3) **SRI DEB KUMAR MUKHERJEE**, having (PAN – AISPM6001F), son of Late Batakrishna Mukherjee, (3) **SMT TAPASI MUKHERJEE**, (having PAN – AJPPM9100P), wife of Sri Deb Kumar Mukherjee, No. 3 & 4 are by faith – Hindu, by Nationality – Indian, by occupation – Business, residing at- 12 Baishnabghata Road, P.O. Naktala, P.S. Neatajinagar, Kolkata – 700047, hereinafter jointly called and referred to as the **“OWNERS”** (which term or expression shall unless excluded by or repugnant to the context be deemed to mean and include his respective heirs, administrators, legal representatives and assigns) **FIRST PART.**

In this Power of Attorney the following additional expressions shall unless repugnant to the context shall have the meaning assigned there to :

- I. The Attorney means **“M/S. MKR NIRMAN PRIVATE LIMITED”**, PAN : AAICM8346A, a Private Limited Company incorporated under Indian Companies Act, 1956, having its registered office at 12 Baishnabghata Road, P.O. Naktala, P.S. Neatajinagar, Kolkata – 700047,, being represented by its Director namely, (1) **SRI RATAN KUMAR GHOSH**, son of late Haran Chandra Ghosh, PAN- ADZPG2916K (2) **SMT MOM GHOSH (PAN AENPG2792L)** wife of Sri Ratan Kumar Ghosh, both are by faith – Hindu, by Nationality – Indian, by occupation – Business, residing at- 18 Baishnabghata Road, P.O. Naktala, P.S. Neatajinagar, Kolkata – 700047, of the Attorney may from time to time appoint.
- II. **“Building Plan”** means the plan for construction of the buildings and other structures on the said Land as may sanction by appropriate authority .
- III. **“Customers”** means the persons who shall book and/or enter into agreements for purchasing and acquiring the Units and/or Parking's in the Project Complex.
- iv. **“Development Agreement”** means the agreement dated 30 /07/2019 entered into

Raman Chandra

said land to the Developer for constructing the project Complex on the said land at its own costs and expenses and in consideration of the Developer's Allocation and on the terms and conditions stated therein.

v. **"Developers' Allocation"** means proportionate revenue receipt of the developer which shall be 78% and shall proportionality reduce upon the developer exercising right under article 9.6 of this development agreement .

vi. **"Marketing"** means marketing of the Project Complex, and more fully stated in article 8.0 of this development agreement .

vii. **"Owners Allocation"** means proportionate revenue receipt of the developer which shall be 20% and shall proportionality reduce upon the developer exercising right under article 9.6 of this development agreement

viii. **"GRR"** or "Gross Revenue Receipts" means the amounts that shall be received and/or generated upon booking or sale or transfer or marketing of the Units and Parking's comprised in the Project Complex and interest on delayed payment thereof by the Customers but does not include the maintenance deposit or maintenance charges Project Taxes, stamp duty, registration charges etc., which may be received or receivable by the Developer only from the Customers.

ix. **"Project"** means a housing project with commercial spaces if any, to be constructed and developed on the said Land by the Developer in terms of this Agreement.

x. **"Project Complex"** means the said Land together with the buildings and other structures as shall be constructed or developed thereon by the Developer in pursuance of this Agreement.

xi. **SAID PROPERTY:** shall always mean **ALL THAT** piece and parcel of land measuring as per deed **55.61 decimal. (1 bigha 13 katha 10 chitak 16 sq.ft.)** more or less lying and situated at Mouza – Rajpur, Touzi No. 251, J.L. No. 55, R.S. Dag Nos. 907, 908 and 906, R.S. Khatian Nos. 1256 and 1255, of Ward No 16 , Holding No. 190, Pulin Behari Basu Sarani under P.S :- Sonarpur under the jurisdiction of Rajpur Sonarpur Municipality within Sub –

xii. **Units**" means the residential flats or commercial spaces if any, comprised in the Project Complex and intended to be sold to the Customers.

xiii. All other expressions used herein and defined in the Development Agreement shall have the same meaning as described in the Development agreement.

Whereas:-

- A. The Owners are the lawful Owners and/or raiyats of the said Land.
- B. By the Development Agreement the owners granted exclusive right of development of the said Land to the Developer for construction of the project Complex on the said Land at its own costs and expenses and in consideration of the Developer's Allocation and on the terms and conditions stated therein.
- C. Under the Development Agreement the Owners are obliged to execute a Power of Attorney in favour of the Developer for execution of the project Complex and for marketing the same in the name and on behalf of the Owners. With a stipulation that the developer shall be at liberty to perform all such act's and deed's through its such director or officers as the board of director of the developer may from time to time appoint in this regard.

NOW THIS POWER OF ATTORNEY WITNESSETH that the Owners do and each of them doth hereby nominate, constitute and appoint the Developer being

"M/S. MKR NIRMAN PRIVATE LIMITED", PAN : : AAICM8346A, a Private Limited Company incorporated under Indian Companies Act, 1956, having its registered office at 12 Baishnabghata Road, P.O. Naktala, Kolkata : 700047. As its true and lawful Attorney to do all acts, deeds and things in the name and behalf of the Owners for development of the said land by constructing the project complex and also to market the project the same and for this purpose to do all acts, deeds and things in their names and on their behalf in consonance with the Development Agreement including the following acts, deeds and things, that is to say-

1. To take all steps as may be required or necessary for getting the land use of the said Land converted in appropriate Government records and for that

purpose to make, sign, file, all applications affidavits on behalf of the Owners, to appear and represent the Owners before all Government officers and authorities and to do all acts, deeds and things in connection therewith.

2. To appoint an architect for surveying the said Land and for preparing draft Building plan.
3. To sign the building plan in the name and behalf of the Owners and submit the same before the Municipal or any other authority and do all acts, deeds and things as may be required or necessary for obtaining sanction of the Building Plan.
4. To Pay application fees and all other fees and expenses for obtaining Sanction of the building plan.
5. To receive all payments and refunds in connection with the Building Plan and to issue valid and effectual receipts for the same.
6. To appear and represent the owners before any authority for obtaining sanction of the building plan.
7. To file and sign all applications, petitions and to enter into all correspondence in the name and on behalf of the Owners for obtaining sanction of the building Plan.
8. To Produce and submit all original documents of title relating to the said Land before the appropriate authority and also to receive back the same from such authorities.
9. To receive sanctioned building plan, all permissions, Sanctions, approvals, from the appropriate authorities or any other authority on behalf of the Owners.
10. To make changes in the draft building plan or in the sanctioned building plan and to apply for additions, alteration, variations or amendments of the sanctioned building plan and to take all steps for obtaining such addition, alterations, variations, amendments of the sanctioned building plan.
11. To appear and represent the owners before the local municipal authorities,

- the urban Land(Calling and Regulation) Act, 1976 or any other authority in connection with the sanction, modification and/or alteration of the sanctioned plans or for obtaining no objection certificate or any approval or permission.
12. To pay fees, obtain sanction and such other orders and permissions from the necessary authorities as may be expedient for sanction of the plans and /or modification and /or alteration of the sanctioned plans and also to submit and take delivery of title deeds concerning the said Land and other papers and documents as be required by the requisite authorities.
 13. To pay land revenue, rates and taxes and house tax and/or other levies and charges to the competent authority and to make/raise objections against enhancement of taxes in respect of the said land and/or the project complex.
 14. To supervise , manage, control and look after the project Complex and take all steps for protection and preservation of the said Land and/or the project complex.
 15. To take all steps for construction of the project complex on the said Land.
 16. To apply for water, sewerage, electricity, telephone, multimedia, cable internet, telex and gas connections and other necessary connections and to do all other acts and deeds which are required for making the project Complex habitable.
 17. To obtain necessary completion or occupancy certificates whether partial or complete of the project complex from the competent authority and to make the project complex habitable.
 18. To take all steps for marketing of the project complex and for that purpose to engage and appoint brokers, marketing agents, advertising agents, sales representatives or any other agent or personnel.
 19. To negotiate, make bookings and enter into all agreements for sale, in respect of the saleable Areas in the Project complex and to sell and transfer the same.
 20. To make, sign, execute all agreements for sale, sale deeds, or transfer documents in respect of the saleable Areas comprised in the Project Complex

Basement) in the Project Complex and to issue valid and proper receipts for the same.

21. To deposit the gross revenue receipt in the sale consideration account and or Escrow account and to give appropriate instruction to the Bankers for crediting the same to the bank accounts of the owners and the developer in their respective.
22. To receive and collect the Gross Revenue Receipts from the customers and/or purchasers of the Units and Parking's in the Project Complex and to issue valid and proper receipts for the same.
23. To lay down or frame rules and regulations for enjoyment of the units in the Building Complex by the customers and/or purchasers thereof.
24. To Charge or encumber or mortgage in the project complex in favour of any Bank or Financial institution for obtaining loan or finance for execution of the Project.
25. To appear and represent the Owners before the stamp Authorities, Registration authorities or any other authorities for all or any of the aforesaid purpose.
26. To initiate , conduct and defend all legal proceedings relating to the said Land or the Project Complex.
27. To engage , retain and appoint Advocates, lawyers or any other professional agent and to revoke and/or cancel such appointment from time to time as the said Attorney shall think proper.
28. To make sign, execute, affirm and verify plaints , written statement, memo of appeals , revisions, applications, petitions, affidavits , declarations, Vakalatnama and other papers and documents as may from time to time be required.
29. To withdraw money deposited in any court, Land Acquisition office, Rent Controller and/or from any other authority.

AND GENERALLY to do, execute and perform all or any other act, deed

for all or any of the aforesaid purposes as the said Attorney shall deem fit and proper.

AND the Owners do and each of them hereby ratify and confirm and agree to ratify and confirm all and whatever the said Attorney shall do or cause to be done lawfully by virtue of this Power of Attorney to the end and intent the Owners themselves could do if personally present.

AND the owners hereby direct that if the develop sells and owner allocation 22% than the sale proced there shall be deposit in the Bank account of the Owner.

AND the Owners hereby direct that the Attorney shall be at liberty to exercise all powers under this Power of Attorney through its such Directors or officers as the Board of Directors of the Attorney may from time to time appoint in this regard.

THE FIRST SCHEDULE OF THE PROPERTY REFERED TO

(Description of the LAND)

SAID PROPERTY: shall always mean **ALL THAT** piece and parcel of land measuring as per deed **55 decimal. (1 bigha 13 katha 10 chitak 16 sq.ft.)** more or less lying and situated at Mouza – Rajpur, Touzi No. 251, J.L. No. 55, R.S. Dag Nos. 907, 908 and 906, R.S. Khatian Nos. 1256 and 1255, of Ward No **16** , Holding No. 190, Pulin Behari Basu Sarani under P.S :- Sonarpur under the jurisdiction of Rajpur Sonarpur Municipality within Sub –Registration office at Sonarpur in the District South 24 Parganas, Kolkata -700149 , morefully and particularly described in the **FIRST SCHEDULE** and demarcated by Red Border in the plan annexed hereto.

On the North :: Municipality Road.

On the South :: Land of R.S. Dag No 906.and common passage

On the East :: Land of R.S. Dag No. 898.

On the West :: 17'-00" wide Municipality Road.

IN WITNESS WHEREOF the Owners hereto have executed this Power of attorney on the day month and year first above written.

Signed sealed and delivered by the

Within named Owners at Kolkata

WITNESS

1. Tapas Kund
Sonerpur
ecr-150

1. Ratan Kumar Ghosh.
2. Hom Ghosh
3. Dev Kr Ghosh
4. Tapasi Mukherjee

SIGNATURE OF THE OWNERS

MKR NIRMAN PVT. LTD.

Ratan Kumar Ghosh.
Director

MKR NIRMAN PVT. LTD.

Hom Ghosh
Director

SIGNATURE OF THE ATTORNEY

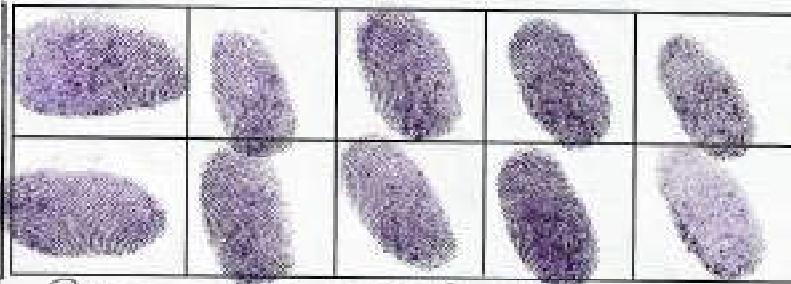
2. Piya Mukherjee
Alipore

Drafted by Me:-

Piyali Mukherjee

PIYALI MUKHERJEE
ADVOCATE
F/NO-832/672/2011
ALIPORE POLICE COURT

Type By me:-



Left

Right

NAME :

RATAN KUMAR GHOSH

SIGNATURE :

Ratan Kumar Ghosh



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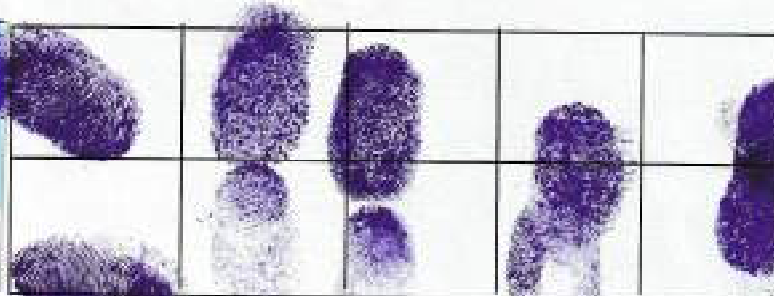
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NAME :

MOM GHOSH

SIGNATURE :

Mom Ghosh



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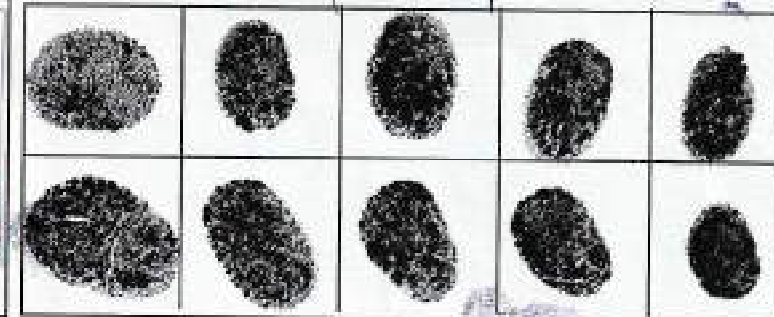
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NAME :

KUMAR, MUKHERJEE

SIGNATURE :

Dr K. Y. S. S.



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NAME :

TAPASI MUKHERJEE

SIGNATURE :

Tapasi Mukherjee



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Right

NAME :

SIGNATURE :

MKR NIRMAN PVT. LTD.

Ratan Kumar...

Director



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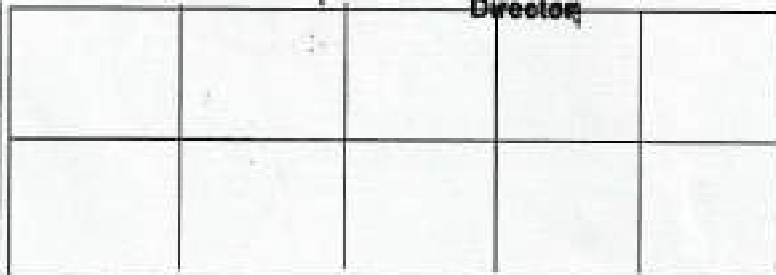
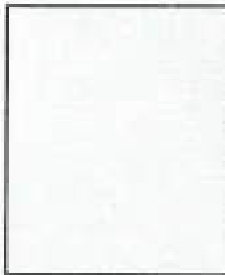
NAME :

SIGNATURE :

MKR NIRMAN PVT. LTD.

Mom Ghosh

Director

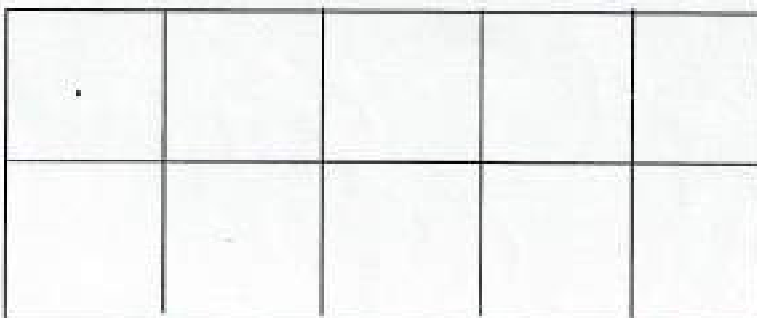
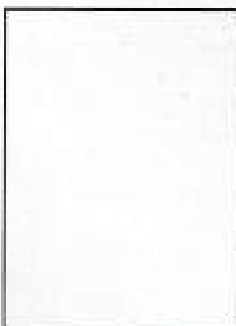


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Right

NAME :

SIGNATURE :



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Right



MKR NIRMAN PVT. .

Director

MKR NIRMAN PVT. LTD.

Rajni Keshvi Ahuja

Director

30 JUL 2019

Add. Dist.-Sub Registrar
Sonarpur
South 24 Parganas

भारत सरकार
GOVE. OF INDIA

DEB KUMAR MUKHERJEE
BATOKRISHNA MUKHERJEE

11/02/1944
Passport Record Number

AISOM6001F

Deb K. Mukherjee
Signature



PERMANENT ACCOUNT NUMBER
AENPG2792L



NAME
MON GHOSH

FATHER'S NAME
DEB KUMAR MUKHERJEE

DATE OF BIRTH
04-11-1974

PRINT SIGNATURE

Mon Ghosh
(Monjo)

SECRETARY, I.T. - III

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

Mon Ghosh

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT OF INDIA

स्थायी लेखा संख्या कार्ड
Permanent Account Number Card

AJPPM9100P

नाम / Name
TAPASI MUKHERJEE

पिता का नाम / Father's Name
BHAIKAD CHANDRA BANERJEE

जन्म की तिथि / Date of Birth
07/03/1958

हस्ताक्षर / Signature



Tapasi Mukherjee

Major Information of the Deed


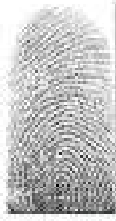
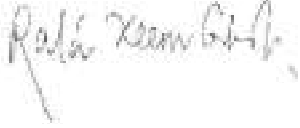

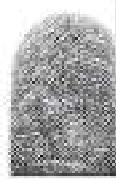




Deed No :	i-1608-04283/2019	Date of Registration	30/07/2019
Query No / Year	1608-1000173007/2019	Office where deed is registered	
Query Date	30/07/2019 12:42:38 PM	A.D.S.R. SONARPUR, District: South 24-Parganas	
Applicant Name, Address & Other Details	Ratan Kumar Ghosh 18, Baishnabghata Road, Thana : Jadavpur, District : South 24-Parganas, WEST BENGAL, Mobile No. : 9830297992, Status : Buyer/Claimant		
Transaction	Additional Transaction		
[0138] Sale, Development Power of Attorney after Registered Development Agreement			
Set Forth value	Market Value		
Rs. 3/-	Rs. 2,27,65,408/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 100/- (Article:48(g))	Rs. 7/- (Article:E)		
Remarks	Development Power of Attorney after Registered Development Agreement of [Deed No/Year]:- 160804278/2019 Received Rs. 50/- (FIFTY only) from the applicant for issuing the assesment slip.(Urban area)		


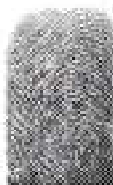

Land Details :

District: South 24-Parganas, P.S:- Sonarpur, Municipality: RAJPUR-SONARPUR, Road: PULIN BEHARI BASU SARANI, Mouza: Rajpur, Ward No: 16, Holding No:190 Pin Code : 700149

Sch No	Plot Number	Khatian Number	Land Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	RS-907	RS-1256	Bastu	Bastu	24 Katha 12 Chatak 42 Sq Ft	1/-	1,67,82,324/-	Width of Approach Road: 21 Ft., Adjacent to Metal Road, . Project Name :
L2	RS-908	RS-1256	Bastu	Bastu	7 Katha 4 Chatak 8 Sq Ft	1/-	49,11,992/-	Width of Approach Road: 21 Ft., Adjacent to Metal Road, . Project Name :
L3	RS-906	RS-1255	Bastu	Bastu	1 Katha 9 Chatak 15 Sq Ft	1/-	10,71,092/-	Width of Approach Road: 21 Ft., Adjacent to Metal Road, . Project Name :
		TOTAL :			55.5271Dec	3 /-	227,65,408 /-	
		Grand Total :			55.5271Dec	3 /-	227,65,408 /-	

Principal Details :


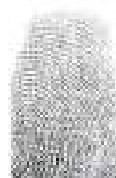


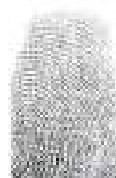


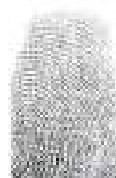


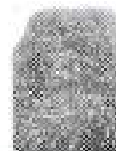


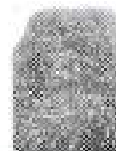


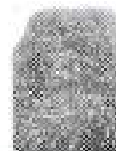

Sl No	Name,Address,Photo,Finger print and Signature			
1	<p>Name</p> <p>Mr Ratan Kumar Ghosh (Presentant) Son of Late Haran Chandra Ghosh Executed by: Self, Date of Execution: 30/07/2019 , Admitted by: Self, Date of Admission: 30/07/2019 ,Place : Office</p>	<p>Photo</p>  <p>30/07/2019</p>	<p>Finger Print</p>  <p>LTI 30/07/2019</p>	<p>Signature</p>  <p>30/07/2019</p>
18, Baishnabghata Road, P.O:- Naktala, P.S:- Jadavpur, District:-South 24-Parganas, West Bengal, India, PIN - 700047 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: ADZPG2916K, Status :Individual, Executed by: Self, Date of Execution: 30/07/2019 , Admitted by: Self, Date of Admission: 30/07/2019 ,Place : Office				
2	<p>Name</p> <p>Mrs Momt Ghosh Wife of Mr Ratan Kumar Ghosh Executed by: Self, Date of Execution: 30/07/2019 , Admitted by: Self, Date of Admission: 30/07/2019 ,Place : Office</p>	<p>Photo</p>  <p>30/07/2019</p>	<p>Finger Print</p>  <p>LTI 30/07/2019</p>	<p>Signature</p>  <p>30/07/2019</p>
18, Baishnabghata Road, P.O:- Naktala, P.S:- Jadavpur, District:-South 24-Parganas, West Bengal, India, PIN - 700047 Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: AENPG2792L, Status :Individual, Executed by: Self, Date of Execution: 30/07/2019 , Admitted by: Self, Date of Admission: 30/07/2019 ,Place : Office				
3	<p>Name</p> <p>Mr Debkumar Mukherjee Son of Late Batakrishna Mukherjee Executed by: Self, Date of Execution: 30/07/2019 , Admitted by: Self, Date of Admission: 30/07/2019 ,Place : Office</p>	<p>Photo</p>  <p>30/07/2019</p>	<p>Finger Print</p>  <p>LTI 30/07/2019</p>	<p>Signature</p>  <p>30/07/2019</p>
12, Baishnabghata Road, P.O:- Naktala, P.S:- Jadavpur, District:-South 24-Parganas, West Bengal, India, PIN - 700047 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: AISPM6001F, Status :Individual, Executed by: Self, Date of Execution: 30/07/2019 , Admitted by: Self, Date of Admission: 30/07/2019 ,Place : Office				

Name	Photo	Finger Print	Signature
Mrs Tapasi Mukherjee Wife of Mr Debkumar Mukherjee Executed by: Self, Date of Execution: 30/07/2019 , Admitted by: Self, Date of Admission: 30/07/2019 ,Place : Office			
	30/07/2019	LTI 30/07/2019	30/07/2019
12, Baishnabghata Road, P.O:- Naktala, P.S:- Jadavpur, District:-South 24-Parganas, West Bengal, India, PIN - 700047 Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: AJPPM9100P, Status :Individual, Executed by: Self, Date of Execution: 30/07/2019 , Admitted by: Self, Date of Admission: 30/07/2019 ,Place : Office			

Attorney Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	MKR Nirman Private Limited 18, Baishnabghata Road, P.O:- Naktala, P.S:- Jadavpur, District:-South 24-Parganas, West Bengal, India, PIN - 700047 , PAN No.:: AAICM8346A, Status :Organization, Executed by: Representative

Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature												
1	<table border="1"> <thead> <tr> <th>Name</th> <th>Photo</th> <th>Finger Print</th> <th>Signature</th> </tr> </thead> <tbody> <tr> <td> Mr Ratan Kumar Ghosh Son of Late Haran Chandra Ghosh Date of Execution - 30/07/2019, , Admitted by: Self, Date of Admission: 30/07/2019, Place of Admission of Execution: Office </td> <td>  </td> <td>  </td> <td>  </td> </tr> <tr> <td></td> <td>Jul 30 2019 1:10PM</td> <td>LTI 30/07/2019</td> <td>30/07/2019</td> </tr> </tbody> </table>	Name	Photo	Finger Print	Signature	Mr Ratan Kumar Ghosh Son of Late Haran Chandra Ghosh Date of Execution - 30/07/2019, , Admitted by: Self, Date of Admission: 30/07/2019, Place of Admission of Execution: Office					Jul 30 2019 1:10PM	LTI 30/07/2019	30/07/2019
Name	Photo	Finger Print	Signature										
Mr Ratan Kumar Ghosh Son of Late Haran Chandra Ghosh Date of Execution - 30/07/2019, , Admitted by: Self, Date of Admission: 30/07/2019, Place of Admission of Execution: Office													
	Jul 30 2019 1:10PM	LTI 30/07/2019	30/07/2019										
18, Baishnabghata Road, P.O:- Naktala, P.S:- Jadavpur, District:-South 24-Parganas, West Bengal, India, PIN - 700047, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: ADZPG2916K Status : Representative, Representative of : MKR Nirman Private Limited (as director)													
2	<table border="1"> <thead> <tr> <th>Name</th> <th>Photo</th> <th>Finger Print</th> <th>Signature</th> </tr> </thead> <tbody> <tr> <td> Mrs Mom Ghosh Wife of Mr Ratan Kumar Ghosh Date of Execution - 30/07/2019, , Admitted by: Self, Date of Admission: 30/07/2019, Place of Admission of Execution: Office </td> <td>  </td> <td>  </td> <td>  </td> </tr> <tr> <td></td> <td>Jul 30 2019 1:11PM</td> <td>LTI 30/07/2019</td> <td>30/07/2019</td> </tr> </tbody> </table>	Name	Photo	Finger Print	Signature	Mrs Mom Ghosh Wife of Mr Ratan Kumar Ghosh Date of Execution - 30/07/2019, , Admitted by: Self, Date of Admission: 30/07/2019, Place of Admission of Execution: Office					Jul 30 2019 1:11PM	LTI 30/07/2019	30/07/2019
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18, Baishnabghata Road, P.O:- Naktala, P.S:- Jadavpur, District:-South 24-Parganas, West Bengal, India, PIN - 700047, Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AENPG2792L Status : Representative, Representative of : MKR Nirman Private Limited (as director)													

Identifier Details :

Name	Photo	Finger Print	Signature
Mr Tapas Panda Son of Mr Haren Panda Sonarpur, P.O:- Sonarpur, P.S.- Sonarpur, District:-South 24-Parganas, West Bengal, India. PIN - 700150	 30/07/2019	 30/07/2019	 30/07/2019
Identifier Of Mr Ratan Kumar Ghosh, Mrs Mom Ghosh, Mr Debkumar Mukherjee, Mrs Tapasi Mukherjee, Mr Ratan Kumar Ghosh, Mrs Mom Ghosh			

Transfer of property for L1		
Sl.No	From	To. with area (Name-Area)
1	Mr Ratan Kumar Ghosh	MKR Nirman Private Limited-10.2334 Dec
2	Mrs Mom Ghosh	MKR Nirman Private Limited-10.2334 Dec
3	Mr Debkumar Mukherjee	MKR Nirman Private Limited-10.2334 Dec
4	Mrs Tapasi Mukherjee	MKR Nirman Private Limited-10.2334 Dec
Transfer of property for L2		
Sl.No	From	To. with area (Name-Area)
1	Mr Ratan Kumar Ghosh	MKR Nirman Private Limited-2.99521 Dec
2	Mrs Mom Ghosh	MKR Nirman Private Limited-2.99521 Dec
3	Mr Debkumar Mukherjee	MKR Nirman Private Limited-2.99521 Dec
4	Mrs Tapasi Mukherjee	MKR Nirman Private Limited-2.99521 Dec
Transfer of property for L3		
Sl.No	From	To. with area (Name-Area)
1	Mr Ratan Kumar Ghosh	MKR Nirman Private Limited-0.653125 Dec
2	Mrs Mom Ghosh	MKR Nirman Private Limited-0.653125 Dec
3	Mr Debkumar Mukherjee	MKR Nirman Private Limited-0.653125 Dec
4	Mrs Tapasi Mukherjee	MKR Nirman Private Limited-0.653125 Dec

Endorsement For Deed Number : I - 160804283 / 2019

On 30-07-2019

Certificate of Admissibility(Rule 43,W.B. Registration Rules 1962)

Admissible under rule 21 of West Bengal Registration Rule, 1962 duly stamped under schedule 1A, Article number : 40 (g) of Indian Stamp Act 1899.

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

Presented for registration at 12:58 hrs on 30-07-2019, at the Office of the A.D.S.R, SONARPUR by Mr Ratan Kumar Ghosh, one of the Executants.

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 2,27,65,408/-

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

Execution is admitted on 30/07/2019 by 1. Mr Ratan Kumar Ghosh, Son of Late Haran Chandra Ghosh, 18, Baishnabghata Road, P.O: Naktala, Thana: Jadavpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700047, by caste Hindu, by Profession Business, 2. Mrs Mom Ghosh, Wife of Mr Ratan Kumar Ghosh, 18, Baishnabghata Road, P.O: Naktala, Thana: Jadavpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700047, by caste Hindu, by Profession Business, 3. Mr Debkumar Mukherjee, Son of Late Batakrishna Mukherjee, 12, Baishnabghata Road, P.O: Naktala, Thana: Jadavpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700047, by caste Hindu, by Profession Business, 4. Mrs Tapasi Mukherjee, Wife of Mr Debkumar Mukherjee, 12, Baishnabghata Road, P.O: Naktala, Thana: Jadavpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700047, by caste Hindu, by Profession Business
Indetified by Mr Tapas Panda, , Son of Mr Haren Panda, Sonarpur, P.O: Sonarpur, Thana: Sonarpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700150, by caste Hindu, by profession Business

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

Execution is admitted on 30-07-2019 by Mr Ratan Kumar Ghosh, director, MKR Nirman Private Limited, 18, Baishnabghata Road, P.O:- Naktala, P.S:- Jadavpur, District:-South 24-Parganas, West Bengal, India, PIN - 700047
Indetified by Mr Tapas Panda, , Son of Mr Haren Panda, Sonarpur, P.O: Sonarpur, Thana: Sonarpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700150, by caste Hindu, by profession Business

Execution is admitted on 30-07-2019 by Mrs Mom Ghosh, director, MKR Nirman Private Limited, 18, Baishnabghata Road, P.O:- Naktala, P.S:- Jadavpur, District:-South 24-Parganas, West Bengal, India, PIN - 700047

Indetified by Mr Tapas Panda, , Son of Mr Haren Panda, Sonarpur, P.O: Sonarpur, Thana: Sonarpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700150, by caste Hindu, by profession Business

Payment of Fees

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

Payment of Stamp Duty

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

1, Stamp: Type: Impressed, Serial no 2687, Amount: Rs 100/-, Date of Purchase: 29/07/2019, Vendor name: Sankar Kumar Sarkar

Barun Kumar Bhunia
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. SONARPUR
South 24-Parganas, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1608-2019, Page from 108515 to 108538
being No 160804283 for the year 2019.



Barun Kumar Bhunia

Digitally signed by BARUN KUMAR
BHUNIA

Date: 2019.08.02 13:53:18 +05:30

Reason: Digital Signing of Deed.

(Barun Kumar Bhunia) 02-08-2019 13:52:47

ADDITIONAL DISTRICT SUB-REGISTRAR

OFFICE OF THE A.D.S.R. SONARPUR

West Bengal.

(This document is digitally signed.)