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पश्चिमबंग पश्चिम बंगाल WEST BENGAL

Z 601578

26/4/18
 C-1/99844

Development Power of Attorney

This **Development Power of Attorney** made on this 26th day of April, 2018 by (1) **M/s. Simplex Properties & Trading Pvt. Ltd.** (CIN-U70109WB1981PTC034402), a private limited company incorporated in accordance with the provisions of the Companies Act., 1956, having its Income Tax PAN - AADCS8600C, having its registered office at Eden House, 15 Gangadhar Babu Lane, 3rd Floor, Room No. 306, Post Office - Bowbazar, Police Station - Bowbazar, Kolkata-700 012, represented by one of its Directors **Mr. Raj Kumar Agarwal** (DIN 00568762) having his Income Tax PAN - ACKPA0021B, son of Late Chhotelal Agarwal, presently residing at Greenwood Sonata, Pent House - A, Floor 13 & 14, HIG-III, Action Area - IID, Biswa Bangla Sarani, Kolkata - 700 157, District - North 24 Parganas, West Bengal, India,

certified that the document is admitted for registration. The signature sheet/sheets, the endorsement sheet/sheets attached to this document are the part of this document.

Lee

Additional District Sub-Registrar,
 Belurhat, New Town, North 24-Pgs

26 APR 2018

..... (2) **Motiar**

18691

Sl. No.

Name: SUBIS KUMAR SEAL
Advocate

Address: High Court, Kolkata
Flat No. 1001

Rs. 100/-

Kolkata Collectorate,
11, Netaji Subhas Rd.,
Kolkata-1

Date:

Amal Kr. Saha
Licensed Stamp
Vendor

25 APR 2018



Additional District Sub-Registrar
North 24 Parganas, North 24 Parg.

26 APR 2018



(2) **Motiar Rahaman Mondal** having his Income Tax PAN - AELPM1151K, son of Rahamatulla Mondal, by nationality - Indian, by faith - Muslim, by occupation- Business, presently residing at Dashodron, Police Station - Baguiati, Post Office - Rajarhat Gopalpur, Kolkata- 700 136, District- North 24 Parganas, (which expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include its Director or Directors, successor-in-office, successor-in-interest, legal representatives and assigns) jointly the **Principals/Grantors** herein by signing these presents do hereby send greetings in favour of **Ambey Mata Projects LLP** (LLPIN - AAD-6409), a limited liability partnership firm constituted in accordance with the provisions of the Limited Liability Partnership Act., 2008, having its Income Tax PAN - ABCFA8195P having its registered office at PSIXL, Unit No. 305, Third Floor, Biswa Bangla Sarani, Chinar Park, Post Office - R. Gopalpur, Police Station - Baguiati, Kolkata 700 136, represented by one of its Partners, **Mr. Dipak Kumar Agarwal** having his Income Tax PAN- ADIPA4263G, son of Sri Basudeo Prasad Agarwal, by nationality Indian, by faith Hindu, by occupation Business, presently residing at 54, Bangur Avenue, Block-B, Post Office - Bangur Avenue, Police Station- Lake Town, Kolkata-700 055, District - North 24 Parganas hereinafter called and referred to as the **Attorney** (which term or expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include its present partner and/or partners and/or those who may be taken in and/or admitted as partner and/or partners of the said partnership and their respective heirs, legal representatives, executors, administrators and assigns).

..... **Whereas**



Whereas

1. By virtue of a Development Agreement dated 26th day of March, 2018, entered into between the parties herein and registered at the office of Additional District Sub Registrar Rajarhat, duly copied in Book No. I, Volume No. 1523-2018, Pages from 137929 to 138002, being Deed No. 152303789 for the year 2018 (the 'said Development Agreement') whereby and wherein the parties have agreed to jointly develop all that pieces and parcels of Bastu land hereditaments admeasuring an area of 23 (twenty three) decimal alongwith asbestos shed structure measuring 900 (nine hundred) Sq.ft. in Mouza - Jatragachi, J.L. No. 24, Re. Su. No. 195, Touzi No. 174/179, Police Station - New Town (formerly Rajarhat) within the local limits of Jyangra Hatiara No. II Gram Panchayat, locally known as Jatragachi, Purbapara and within the jurisdiction of Additional District Sub Registrar Rajarhat (previously under Additional District Sub Registrar Bidhannagar, Salt Lake City), District - North 24 Parganas together with all rights of easements over the property, under the following dag and khatian Nos.

:-

Sl. Nos.	C.S. Dag No.	C.S. R.S.&L.R. L.R.		Shares	Area (in decimals)
		Khatian No.	Dag Nos.		
1.	847	223	1020	2077	3662 08
2.	--	--	1016	2077	0734 04
3.	--	--	1020	2078	3661 08
4.	--	--	1016	2078	0735 03
				Total-	23

morefully and particularly described under the Schedule hereinunder appearing (hereinafter for the sake of brevity called and referred to as the 'said land offered for development') on the terms and conditions thereinunder written.

..... 2. Before the



2. Before the execution of the Development Agreement and this Development Power of Attorney, the Land Owners herein duly sanctioned a building plan from the competent authority of Rajarhat Panchayat Samity after the technical vetting of North 24 Parganas Zilla Parishad consisting of three blocks, containing provisions of car parking spaces and other civic amenities on the ground floor and residential/dwelling flats/units/apartments on the upper floors, dated 25.10.2017.
3. Pursuant to the terms of the said Development Agreement the land owners intend to nominate, constitute and appoint the said "**Ambey Mata Projects LLP**" to do, act, perform the following deeds, acts and things as follows:-

NOW KNOW YE ALL AND THESE PRESENT WITNESSETH that we namely (1) M/s. Simplex Properties & Trading Pvt. Ltd. and (2) Motiar Rahaman Mondal, do hereby nominate, constitute and appoint the said **Ambey Mata Projects LLP** (LLPIN - AAD-6409) to be our true and lawful attorney having its Income Tax PAN - AADCS8600C, to do act and perform the following deeds, acts, matters and things as follows :-

1. To look after, manage, supervise and administer the said land.
2. To pay all rates, taxes, charges, expenses and other outgoings whatsoever payable for and on account of the said land or any part thereof.
3. To apply for and obtain sanction of building plan (s) from Jyangra Hatiara No. II Gram Panchayat, in respect of the said land and to further apply for and obtain any modification or alterations thereto from time to time and at all times hereafter at its own costs and expenses.
4. To sign and execute all plans, sketches, maps, declarations, including Boundary Declaration, forms petitions, letters or any other documents relating to or in connection with the applying for and obtaining sanction of plan in respect of the said land offered for development.

..... 5. To obtain



5. To obtain delivery of the sanctioned plan from Jyangra Hatiara No. II Gram Panchayat or any other authority or authorities.
6. To apply for and obtain amalgamation and/or mutation and/or conversion, if required, of the said land in the records of Block Land and Land Reforms Officer, Rajarhat or any other statutory authority as the case may be and to pay all fees, charges and expenses in respect thereof.
7. To apply for and obtain necessary permissions, and/or approvals and/or sanctions and/or licence from any statutory authority including Jyangra Hatiara No. II Gram Panchayat, Block Land and Land Reforms Officer, Rajarhat, Kolkata Metropolitan Development Authority, West Bengal Fire Services, West Bengal Police, Municipal Engineering Directorate, Competent Authority under the Urban Land (Ceiling & Regulations) Act, 1976, Authorised Officer under the West Bengal Building (Regulation of Promotion and Transfer by Promoters) Act, 1993 and all licensing/sanctioning authorities and any other statutory authority.
8. To appear and represent us before the necessary authorities including Jyangra Hatiara No. II Gram Panchayat, Block Land and Land Reforms Officer Rajarhat, Kolkata Metropolitan Development Authority, West Bengal Fire Services, West Bengal Police, Municipal Engineering Directorate, Competent Authority under the Urban Land (Ceiling & Regulations) Act, 1976, Authorised Officer under the West Bengal Building (Regulation of Promotion of Construction and Transfer by Promoters) Act, 1993 and all licensing/sanctioning authorities and any other statutory authority as the case may be in connection with the sanction, modification and/or alteration of plans for the new building(s).
9. To apply for and obtain clearance certificate, if required from the West Bengal Pollution Control Board for sanction of plan/s of the said land, if any.

..... 10. To pay



10. To pay fees for obtaining sanction and such other orders and permissions from the necessary authorities as be expedient for modification and/or alteration of the sanctioned plans and also to submit and take delivery of title deeds concerning the said land and also other papers and documents as may be required by the necessary authorities and to appoint Architects and other Agents for the aforesaid purposes as the said Attorney shall think, fit and proper.
11. To pay fees to obtain such orders and permissions from the necessary authorities as be expedient for sanction, modification and/or alterations of the plans and also to submit and take delivery of title deeds concerning the said land and other papers and documents as may be required by the necessary authority or authorities.
12. To receive the excess amount of fees, if any, paid for the purpose of sanction, modification and/or alteration of the plans to any authority or authorities.
13. To apply for and obtain electricity gas, water, sewerage, drainage, telephone or other connections of any other utility to said land and/or to make alterations therein and to close down and/or have disconnected the same and for that purpose to sign, execute and submit all papers, applications, documents, and plans and to do all other acts, deeds and things as may be deemed fit and proper by the said Attorney.
14. To commence prosecute enforce, defend, answer and oppose all actions and other legal proceedings and demands touching any of the matters concerning the said land or any part thereof including relating to acquisition and/or requisition in respect of the said land or any part thereof and if think fit to compromise settle, refer to arbitration, abandon, any such action or proceeding as aforesaid before any Court, Civil or Criminal or Revenue.

..... 15. To sign,



15. To sign, declare and/or affirm any plaint, written statement, petition, affidavit, verification, vakalatnama, warrant of attorney, Memo of Appeal or any other documents or papers in any proceedings or in any way connected with the said land or part thereof.
16. To deposit and withdraw fees, documents and moneys in and from any Court or Courts and/or any other person or authority and give valid receipts and discharges therefor.
17. To accept any service of writ of summons or other legal process on our behalf and in our names and to appear in any Court of authority as our Attorney deems appropriate and to commence any action or legal proceedings in any Court or before any authority and to prosecute, discontinue or become non-suited and to settle, compromise or refer any dispute to arbitration as our Attorney may think fit and proper and for such purpose to appoint any Solicitor, Advocate, Lawyer in the name and on our behalf or in the name of our Attorney and pay the costs, expenses, fee and other outgoings. Further to depose in the court of law or authority, sign, declare and/or affirm any plaint, written statement, petition, affidavit, verification, vakalatnama, and warrant of Attorney, Memo of Appeal or any other documents or papers in any proceedings or in any way connected therewith.
18. To enter upon the said land with men and material as may be required for the purpose of development work and for that purpose to demolish the existing building(s) and structures standing thereon and erect the New Building(s) as per the Building(s) Plan sanctioned and to remove the debris and other materials of the demolished structures.

..... 19. To appoint



19. To appoint architects, contractors, sub-contractors and surveyors as may be required and to supervise the development and construction work of the New Building(s) on the said land or part thereof.
20. To make, sign and submit applications and petitions, letter and other documents to the appropriate Government (State and Central) Departments, Local Authorities or other competent or Appropriate Authorities or bodies for all and any licenses, permissions, consents, approvals, no objection certificates and clearances as may be required by any central or state legislation for the time being in force in connection with the said Land for construction of building(s) and structure thereon and pay such fees, charges, deposits and give security that may be required in respect thereof and for that purpose to give all necessary writings, instruments, affidavits, declarations, indemnities, undertakings, as may be required to be given to the various authorities concerned.
21. To make deposits with the Planning Authorities and authorities for the purpose of carrying out the development work and construction of the new building(s) on the said land and to claim refunds of such deposits and to give valid and effectual receipt and discharge on our behalf.
22. After completion of the construction of the New Building(s), to apply for and obtain part-occupation/ occupation and completion certificate in respect of the New Building(s) or parts thereof from the Planning Authorities.
23. To negotiate for sale and/or transfer developer's allocation or any part thereof and to enter into agreements for sale thereof or part thereof with such purchaser(s) and to prepare and execute sale deeds,

..... present the



present the same for registration and admit execution of such Sale Deeds and/or Deeds of Transfer in respect of the developer's allocation or any part thereof, before the jurisdictional Registrar and to receive the earnest money, consideration money in part or full for sale of the developer's allocation or any part thereof and to issue valid receipt thereof and to do and execute other related matters and to deliver possession of such part concerning such Sale Deed(s) from its allocation to such purchaser to complete such sale/transfer effectually.

24. To present such conveyance or conveyances in respect of the constructed spaces of the new building(s) to be constructed on the said land or part thereof for registration before the registering authority and to admit execution thereof in respect of Developer's allocated share/portion as stated in the said Development Agreement.
25. To hand over and deliver possession of the building(s) constructed on the said land, units, parking space, etc, therein, to such person or persons/identities including the nominee/s and/or assign of the Attorney as they may in their absolute discretion think fit and proper in respect of Developer's allocated share/portion as stated in the said Development Agreement.
26. To insure the New Building(s) and fittings and fixtures against damage, fire, tempest, riots, civil commotion, floods, earthquakes, bomb blasts, malicious damage or destruction and against other risks as our Attorney may think sufficient to protect the interests of all concerned therein.

..... 27. To ask



27. To ask for, receive and recover from all the transferees/ purchasers all consideration, charges, service charges and other charges and sums of moneys in respect of the said land/New Building(s) and the space contained therein, in any manner whatsoever and also on non-payment thereof to enter upon and restrain and/or take legal steps for the recovery thereof as our Attorney may think fit.
28. To apply for and obtain all requisite statutory clearances/ permissions/ approvals under various Act, including but not limited to clearance under the.
 - i) West Bengal Land Reforms Act, 1955. and
 - ii) Urban Land (Ceiling and Regulation) Act, 1976 and to appear before all or any authorities for such clearance and to sign and submit all papers, applications and documents in connection with the same.
29. To apply for and obtain water connection, drainage connection, sewerage connection, and connection for any other utility for the said property.
30. To sign, execute, modify, cancel, alter, draw, submit and present for registration and have registered before the concerned authorities all papers, documents, declaration, Affidavits, application, returns, confirmation and consents for and in connection with sanction, modification, alteration revision and re-validation of the building plan/s and to have the same registered and all permissions and clearance as may be required for the same.

..... 31. To take



31. To take any legal action or to defend any legal proceeding including arbitration proceeding arising out of any matter in respect of Development Agreement of the 'said property' and to accept any notice and service of papers from any Court, Tribunal, Arbitral Tribunal, postal and/or other authorities and to receive and pay all moneys including Court fees.
32. To appoint architects, structural engineers, civil engineers, overseers, contractors, solicitors, advocates, chartered accountants and/or such other agents as may be required for effectually discharging the powers and authorities granted herein.
33. To do and perform all acts, deeds, matters and things necessary for all or any of the purposes aforesaid and for giving full effect to the powers and authorities herein before contained, as fully and effectually as we could do in person.

The Schedule above referred to :

(Description of the total land offered for development power of attorney)

All that pieces and parcels of Bastu land hereditaments admeasuring an area of 23 (twenty three) decimal alongwith asbestos shed structure erected thereon measuring 900 (nine hundred) Sq.ft. in Mouza - Jatragachi, J.L. No. 24, Re. Su. No. 195, Touzi No. 174/179, Police Station - New Town (formerly Rajarhat) within the local limits of Jyangra Hatiara No. II Gram Panchayat, locally known as Jatragachi, Purbapara and within the jurisdiction of Additional District Sub Registrar Rajarhat (previously under Additional District Sub Registrar Bidhannagar Salt Lake City), District - North 24

..... Parganas



Parganas together with all rights of easements, under the following dag and khatian Nos. :-

Sl. Nos.	C.S. Dag No.	C.S. RS.&LR		L.R.	Shares	Area (in decimals)
		Khatian No.	Dag Nos.	Khatian Nos.		
1.	847	223	1020	2077	3662	08
2.	--	--	1016	2077	0734	04
3.	--	--	1020	2078	3661	08
4.	--	--	1016	2078	0735	03
					Total-	23

butted and bounded as follows :-

On the North by : Partly R.S & L.R Dag No. 1015 and partly R.S. & L.R. Dag No.1016.

On the South by : Partly R.S & L.R Dag No. 1020 and partly Panchayat Road.

On the East by : 12' (twelve feet) wide Kutcha Road.

On the West by : R.S & L.R Dag No. 1016.

shown in the annexed site plan verged in border Red and the said site plan shall be treated as part and parcel of these presents.

..... **In Witness**



In Witness Whereof the Party/parties hereunto set and subscribed their respective hands and seals the day, month and year first above written.

Signed Sealed and Delivered
by the above named **Principals**
/Grantors and Attorney at
Kolkata in the presence of :

1. *Subir Kumar Seal*
Advocate

1. SIMPLEX PROPERTIES & TRADING PVT. LTD.

[Signature]
Director

2. *Ranjit W*
Chowdhury

2. *Mohammd Rehaman Mohd.*

Signature of the Principals/Grantors

DIPAK KUMAR AGARWAL
PARTNER
AMBEY META PROJECTS LLP

[Signature]

Signature of the Attorney

This **Development Power of Attorney** is
drafted and prepared at our office

Subir Kumar Seal
For Subir Kumar Seal & Associates

Advocates

High Court Calcutta

Enrolment No. W.B.-F 588/487-'94

P-106, Bangur Avenue, Block-C,

Ground Floor, Police Station - Lake Town,
Kolkata - 700 055.

Phone : 033-2574-1768.

033-2574-3790.

Mobile : 91-98312-76735.

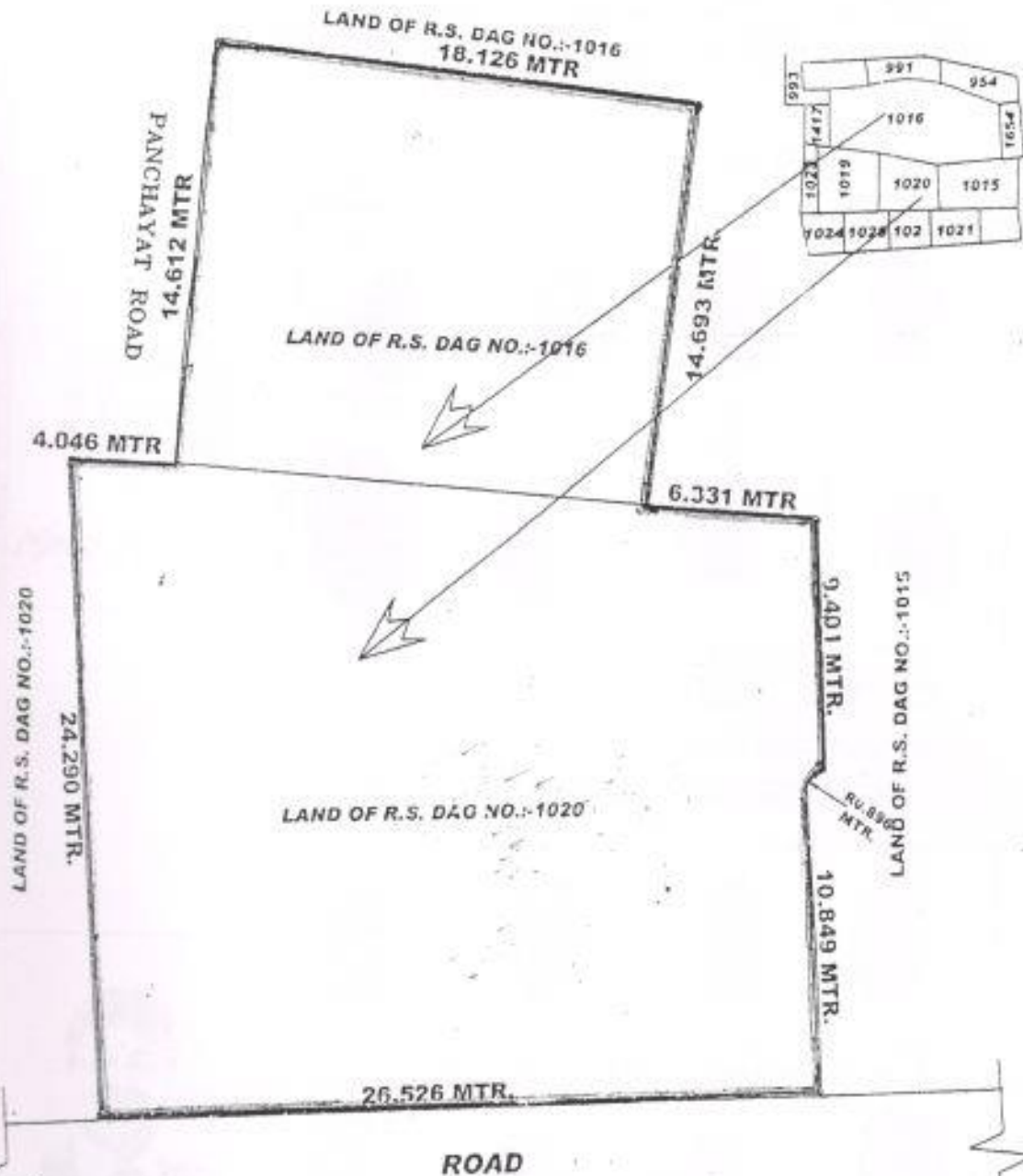
91-98304-76735.

E-mail - seal.associates@gmail.com

PLAN MOUZA - JATRAGACHI. R.S. DAG No.-1016,1020;
 KHATIAN NO.:-1437&1691 ;TOUZI NO.:-174/179; J.L No. - 24.
 ST.-24 PGS.(N.) UNDER JYANGRA HATIARA-2 GRAM PANCHAYET
 OLICE STATION:-NEW TOWN, KOLKATA



DAG NO.-1016=7 DEC.
 DAG NO.-1020=16 DEC.
 AREA OF LAND IN TOTAL =23 DEC.



SIMPLEX PROPERTIES & TRADING PVT. LTD.

M. Rahman
SITE PLAN
 SCALE:-1:200
 Director
Moham Rahman MDA

DIPAK KUMAR AGARWAL
 PARTNER
 AMBEY MATA PROJECTS LLP
Dipak



LITTLE	RING	MIDDLE	FORE	THUMB
(LEFT HAND FINGER IMPRESSIONS)				
THUMB	FORE	MIDDLE	RING	LITTLE
(RIGHT HAND FINGER IMPRESSIONS)				

[Handwritten Signature]

SIGNATURE OF THE EXECUTANT/S



Modin Rahman Model

LITTLE	RING	MIDDLE	FORE	THUMB
(LEFT HAND FINGER IMPRESSIONS)				
THUMB	FORE	MIDDLE	RING	LITTLE
(RIGHT HAND FINGER IMPRESSIONS)				

Modin Rahman Model

SIGNATURE OF THE EXECUTANT/S



Day

LITTLE	RING	MIDDLE	FORE	THUMB
(LEFT HAND FINGER IMPRESSIONS)				
THUMB	FORE	MIDDLE	RING	LITTLE
(RIGHT HAND FINGER IMPRESSIONS)				

[Handwritten Signature]

SIGNATURE OF THE EXECUTANT/S

स्थायी खाते संख्या /PERMANENT ACCOUNT NUMBER
AADCS8600C



नाम /NAME

SIMPLEX PROPERTIES & TRADING PRIVATE
LIMITED

निगमन/बनने की तिथि /DATE OF INCORPORATION/FORMATION

24-12-1981

B. Das

आयकर अधिकारी, प. सं. - XI

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

इस कार्ड के खो / गिर जाने पर कृपया जारी करने
वाले प्राधिकारी को सूचित / वापस कर दें
सहायक आयकर अधिकारी,

पी-7,

चौमिंगी स्क्वायर,

कलकत्ता - 700 069.

In case this card is lost/ found, kindly inform/return to
the issuing authority :

Assistant Commissioner of Income-tax,

P-7,

Chowringhee Square,

Calcutta- 700 069.

SIMPLEX PROPERTIES & TRADING PVT. LTD.

[Signature]
Director

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

RAJ KUMAR AGARWAL

CHHOTE LAL AGARWAL

12/05/1958
Permanent Account Number
ACKPA0021B

Raj Kumar
Signature



20030013

इस कार्ड के खोने / चले पर तुरन्त सूचित करें / सूचित
आयकर वेब सेवा इकाई, एन एस डी एल
तीसरी मंजिल, सफ़ायर चैंबर,
बानेर टेलिफोन एक्सचेंज के नजदीक,
बानेर, पुणे - 411 045

If this card is lost / someone's lost card is found,
please inform / return to:
Income Tax PAN Services Unit, NSDL,
3rd Floor, Sapphire Chambers,
Near Baner Telephone Exchange,
Baner, Pune - 411 045
Tel: 91-20-2721 8080, Fax: 91-20-2721 8081
e-mail: unitinfo@nsdl.co.in

Raj Kumar



भारत सरकार
GOVERNMENT OF INDIA



राज कुमार अग्रवाल

Raj Kumar Agarwal

जन्मदिन/ DOB: 27/05/1958

पुरुष / MALE



9282 1783 1297

MEERA AADHAAR, MERI PEHACHAN



भारतीय विशिष्ट पहचान प्राधिकरण
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

IS-कॉन्टैक्ट:

13/14A टावर-3,
निसरा, नॉर्थ 24
बंगाल, 700157

Address:

13/14A Tower-3, near city
centre-2, Narsara, North 24
Bengal, West Bengal - 700157

9282 1783 1297



1947
1800 200 1947

help@uidai.gov.in

www.uidai.gov.in

P.O. Box No. 1947
Kolkata-700 001

K. Agarwal

स्थायी लेखा संख्या / PERMANENT ACCOUNT NUMBER

AELPM1151K



नाम / NAME
MOTIAR RAHAMAN MONDAL

पिता का नाम / FATHER'S NAME
RAHAMATULLA MONDAL

जन्म तिथि / DATE OF BIRTH
15-02-1957

हस्ताक्षर / SIGNATURE

Motiar Rahaman Mondal

EB Das

अवकाश संख्या, प. सं. - 301

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

Motiar Rahaman Mondal

इस कार्ड के लो / मिल जाने पर कृपया जारी करने वाले अधिकारी को सूचित / वापस कर के संयुक्त आवक आगुत (पत्रिका एवं तकनीकी), पी-7, चौथी मंजिल, बालबाग - 700 009.

In case this card is lost/damaged, kindly Introduce/return to the issuing authority :
Joint Commissioner of Income-Tax (Systems & Technical),
P-7,
Chowringhee Square.



ভারত সরকার
Government of India



মসীর রহমান মন্ডল
Moser Rahman Mondal
পিতা : রহমতুল্লা মন্ডল
Father : RAHAMTULLA MONDAL
জন্মতারিখ / DOB : 15/02/1957
পুরুষ / Male



3890 3063 0444

আধার - সাধারণ মানুষের অধিকার

Moser Rahman Mondal



ভারতের বিশিষ্ট পরিচয় প্রতিষ্ঠান
Unique Identification Authority of India

ঠিকানা:
দশদ্রোণ, রাজারহাট গোপালপুর,
রাজারহাট, উত্তর ২৪ পরগণা,
রাজারহাট গোপালপুর, পশ্চিমবঙ্গ,
700136

Address:
DASHADRONE, RAJARHAT
GOPALPUR, Rajarhat, North 24
Parganas, Rajerhat Gopapur,
West Bengal, 700136

3890 3063 0444

1647
1800 300 1147

http://uidai.gov.in

www.uidai.gov.in

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

AMBEY MATA PROJECTS LLP

27/03/2015



Permanent Account Number

ABCFA8195P

15/03/2015

इस कार्ड के खोने / खाने पर कृपया सूचित करें / तद्विषय
आयकर विभाग सेवा इकाई, एन एन सी एल
5 वीं मंजिल, मंडी स्टेशन, प्लॉट नं. 341, सर्वे नं. 997/8,
मोडल कॉलोनी, दीप बंगला चौक के पास,
पुणे - 411 016.

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

Tel: 91-20-2721 8080, Fax: 91-20-2721 8061
e-mail: unitinfo@nsdl.co.in


DIPAK KUMAR AGARWAL
PARTNER
AMBEY MATA PROJECTS LLP



ADIPA4263G

MR NAME

DIPAK KUMAR AGARWAL

FIR NO FIR FATHER'S NAME

BASUDEO PRASAD AGARWAL

DATE BIRTH DATE OF BIRTH

14-04-1976

PRINT SIGNATURE

Dipak Kumar Agarwal

B. Das

SECRETARY, P.O. 411

COMMISSIONER OF INCOME-TAX

इस कार्ड के धो / मिश्र करने पर क्रिया जारी करके
याने अधिकारी को सूचित / वापस कर दें
संयुक्त अधिकाय (संयुक्त/सदृश एवं तकनीकी),
पी.7,
चौबटो चौक,
कलकत्ता - 700 069


In case this card is lost/damaged, kindly inform/return to
the issuing authority :
Joint Commissioner of Income-tax (Systems & Technical),
P-7,
Chowringhee Square,
Calcutta - 700 069.

Dipak

Dipak


 भारत सरकार
 GOVERNMENT OF INDIA

डॉ. आर. ए. आर.
 Dr. A. R. A.







4090 8280 7090

आधार - आम आदमी का अधिकार

UNIQUE IDENTIFICATION AUTHORITY OF INDIA

S/O डॉ. आर. ए. आर. पता: 4
 Address: S/O Basudev Agarwa
 BLOCK-E 15TH FLOOR 9
 BANGUR AVENUE NEAR
 MOTHER DIARY KOLKATA
 Bangur Avenue West Bengal
 700055

 1800 120 1202
 help@uidai.gov.in
 www.uidai.gov.in
 P.O. Box No 1802
 Bangalore 562 001

Datta


 विद्यमान निर्वाचन आयोग
 भारत
 ELECTION COMMISSION OF INDIA
 IDENTITY CARD
 XOY1559129




निर्वाचक नाम : सुधाच चार्जे
 Elector's Name : Subhas Chatterjee
 पिता/पति : श्याम चंद चार्जे
 Father's Name : Shyam Chand Chatterjee
 लिंग/Sex : पुरु/ M
 जन्म तिथि/Date of Birth : 01/11/1992

XOY1559129
 2711, BASAK BASAN BASI, SOUTH
 DUM DUM LAKE TOWN NORTH 24
 PARGANAS 720048


 Date: 10/12/2011
 I/We hereby declare that the above details are true and correct.
 Facsimile Signature of the Elector/
 Registration Officer for
 176, Bishanmaji Constituency

In case of change of address mention the Card No. of the previous Pass for including your name in the roll at the changed address and to obtain the card at the new address.

Subhas Chatterjee

Major Information of the Deed

No / Year	I-1523-04955/2018	Date of Registration	26/04/2018
Deed No / Year	1523-1000099644/2018	Office where deed is registered	
Registration Date	04/04/2018 12:54:02 PM	A.D.S.R. RAJARHAT, District: North 24-Parganas	
Applicant Name, Address Other Details	SUBIR KUMAR SEAL P - 106, BANGUR AVENUE, Thana : Lake Town, District : North 24-Parganas, WEST BENGAL, PIN - 700055, Mobile No. : 9831276735, Status : Advocate		
Transaction	Additional Transaction		
[0138] Sale, Development Power of Attorney after Registered Development Agreement	[4305] Other than Immovable Property, Declaration [No of Declaration : 2]		
Set Forth value	Market Value		
	Rs. 99,30,000/-		
Stamp duty Paid(SD)	Registration Fee Paid		
Rs. 100/- (Article:48(g))	Rs. 21/- (Article:E, E)		
Remarks	Development Power of Attorney after Registered Development Agreement of [Deed No/Year]:- 152303789/2018		

Land Details :

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

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-1020	LR-2077	Bastu	Bastu	8 Dec		33,60,000/-	Width of Approach Road: 12 Ft.,
L2	LR-1016	LR-2077	Bastu	Shali	4 Dec		16,80,000/-	Width of Approach Road: 12 Ft.,
L3	LR-1020	LR-2078	Bastu	Bastu	8 Dec		33,60,000/-	Width of Approach Road: 12 Ft.,
L4	LR-1016	LR-2078	Bastu	Shali	3 Dec		12,60,000/-	Width of Approach Road: 12 Ft.,
TOTAL :					23Dec	0 /-	96,60,000 /-	
Grand Total :					23Dec	0 /-	96,60,000 /-	




Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1, L3	900 Sq Ft.	0/-	2,70,000/-	Structure Type: Structure
Gr. Floor, Area of floor : 900 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Tiles Shed, Extent of Completion: Complete					
Total :		900 sq ft	0 /-	2,70,000 /-	

Principal Details :

Sl No	Name, Address, Photo, Finger print and Signature
1	SIMPLEX PROPERTIES & TRADING PVT LTD EDEN HOUSE, 15 GANGADHAR BABU LANE, 3RD FLOOR, P.O:- BOWBAZAR, P.S:- Bowbazar, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700012 , PAN No.:: AADCS8600C, Status :Organization, Executed by: Representative, Executed by: Representative



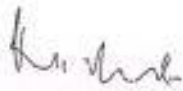


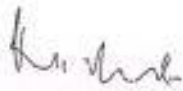


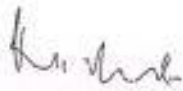


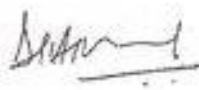


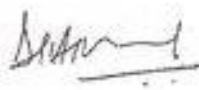


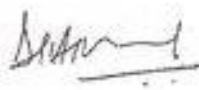
Major Information of the Deed :- I-1523-04955/2018-26/04/2018

Name	Photo	Fingerprint	Signature
AR RAHAMAN NDAL Son of RAHAMATULLA ONDAL Executed by: Self, Date of Execution: 26/04/2018 , Admitted by: Self, Date of Admission: 26/04/2018 ,Place : Office			
26/04/2018		LTI 26/04/2018	26/04/2018
AMBEY VISTA, BANGALAKSHMI ABASAN, DASHODRON, Flat No: 4C, 4TH FLOOR, P.O:- R GOPALPUR, P.S:- Baguiati, Kolkata, District:-North 24-Parganas, West Bengal, India, PIN - 700136 Sex: Male, By Caste: Muslim, Occupation: Business, Citizen of: India, PAN No.:: AELPM1151K, Status :Individual, Executed by: Self, Date of Execution: 26/04/2018 , Admitted by: Self, Date of Admission: 26/04/2018 ,Place : Office			

Attorney Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	AMBEY MATA PROJECTS LLP PSIXL, UNIT NO 305, 3RD FL., BISWABANGA SARANI, P.O:- RAJARHAT GOPALPUR, P.S:- Baguiati, Kolkata, District:-North 24-Parganas, West Bengal, India, PIN - 700136 , PAN No.:: ABCFA8195P, Status :Organization, Executed by: Representative

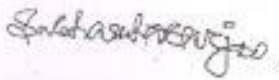
Representative Details :

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> RAJ KUMAR AGARWAL Son of Late CHHOTELAL AGARWAL Date of Execution - 26/04/2018, , Admitted by: Self, Date of Admission: 26/04/2018, Place of Admission of Execution: Office </td> <td>  </td> <td>  </td> <td>  </td> </tr> <tr> <td>Apr 26 2018 1:37PM</td> <td></td> <td>LTI 26/04/2018</td> <td>26/04/2018</td> </tr> <tr> <td colspan="4"> GREENWOOD SONATA, PENT HOUSE A, HIG-III, AA-IID, Flat No: 13 AND 14, P.O:- HATIARA, P.S:- New Town, Kolkata, District:-North 24-Parganas, West Bengal, India, PIN - 700157, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: ACKPA0021B Status : Representative, Representative of : SIMPLEX PROPERTIES & TRADING PVT LTD (as Director) </td> </tr> </tbody> </table>	Name	Photo	Finger Print	Signature	RAJ KUMAR AGARWAL Son of Late CHHOTELAL AGARWAL Date of Execution - 26/04/2018, , Admitted by: Self, Date of Admission: 26/04/2018, Place of Admission of Execution: Office				Apr 26 2018 1:37PM		LTI 26/04/2018	26/04/2018	GREENWOOD SONATA, PENT HOUSE A, HIG-III, AA-IID, Flat No: 13 AND 14, P.O:- HATIARA, P.S:- New Town, Kolkata, District:-North 24-Parganas, West Bengal, India, PIN - 700157, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: ACKPA0021B Status : Representative, Representative of : SIMPLEX PROPERTIES & TRADING PVT LTD (as Director)			
Name	Photo	Finger Print	Signature														
RAJ KUMAR AGARWAL Son of Late CHHOTELAL AGARWAL Date of Execution - 26/04/2018, , Admitted by: Self, Date of Admission: 26/04/2018, Place of Admission of Execution: Office																	
Apr 26 2018 1:37PM		LTI 26/04/2018	26/04/2018														
GREENWOOD SONATA, PENT HOUSE A, HIG-III, AA-IID, Flat No: 13 AND 14, P.O:- HATIARA, P.S:- New Town, Kolkata, District:-North 24-Parganas, West Bengal, India, PIN - 700157, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: ACKPA0021B Status : Representative, Representative of : SIMPLEX PROPERTIES & TRADING PVT LTD (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> DIPAK KUMAR AGARWAL (Presentant) Son of BASUDEO PRASAD AGARWAL Date of Execution - 26/04/2018, , Admitted by: Self, Date of Admission: 26/04/2018, Place of Admission of Execution: Office </td> <td>  </td> <td>  </td> <td>  </td> </tr> <tr> <td>Apr 26 2018 1:38PM</td> <td></td> <td>LTI 26/04/2018</td> <td>26/04/2018</td> </tr> </tbody> </table>	Name	Photo	Finger Print	Signature	DIPAK KUMAR AGARWAL (Presentant) Son of BASUDEO PRASAD AGARWAL Date of Execution - 26/04/2018, , Admitted by: Self, Date of Admission: 26/04/2018, Place of Admission of Execution: Office				Apr 26 2018 1:38PM		LTI 26/04/2018	26/04/2018				
Name	Photo	Finger Print	Signature														
DIPAK KUMAR AGARWAL (Presentant) Son of BASUDEO PRASAD AGARWAL Date of Execution - 26/04/2018, , Admitted by: Self, Date of Admission: 26/04/2018, Place of Admission of Execution: Office																	
Apr 26 2018 1:38PM		LTI 26/04/2018	26/04/2018														

Major Information of the Deed :- I-1523-04955/2018-26/04/2018

BANGUR AVENUE, Block/Sector: B, P.O:- BANGUR AVENUE, P.S:- Lake Town, Kolkata, District:- North 24-Parganas, West Bengal, India, PIN - 700055, Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, , PAN No.:: ADIPA4263G Status : Representative, Representative of : AMBEY MATA PROJECTS LLP (as PARTNER)

Identifier Details :

Name & address	
SUBHAS CHATTERJEE Son of SHYAM CHAND CHATTERJEE 27/1, BASAK BAGAN, PATIPUKUR, P.O:- SREEBHUMI, P.S:- Lake Town, Kolkata, District-North 24-Parganas, West Bengal, India, PIN - 700048, Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, , Identifier Of MOTIAR RAHAMAN MONDAL, RAJ KUMAR AGARWAL, DIPAK KUMAR AGARWAL	
	26/04/2018

Transfer of property for L1		
SI.No	From	To. with area (Name-Area)
1	SIMPLEX PROPERTIES & TRADING PVT LTD	AMBEY MATA PROJECTS LLP-8 Dec
Transfer of property for L2		
SI.No	From	To. with area (Name-Area)
1	SIMPLEX PROPERTIES & TRADING PVT LTD	AMBEY MATA PROJECTS LLP-4 Dec
Transfer of property for L3		
SI.No	From	To. with area (Name-Area)
1	MOTIAR RAHAMAN MONDAL	AMBEY MATA PROJECTS LLP-8 Dec
Transfer of property for L4		
SI.No	From	To. with area (Name-Area)
1	MOTIAR RAHAMAN MONDAL	AMBEY MATA PROJECTS LLP-3 Dec
Transfer of property for S1		
SI.No	From	To. with area (Name-Area)
1	SIMPLEX PROPERTIES & TRADING PVT LTD	AMBEY MATA PROJECTS LLP-450.00000000 Sq Ft
2	MOTIAR RAHAMAN MONDAL	AMBEY MATA PROJECTS LLP-450.00000000 Sq Ft

Major Information of the Deed :- I-1523-04955/2018-26/04/2018

ails as per Land Record

24-Parganas, P.S:- Rajarhat, Gram Panchayat: JANGRAHATIARA-II, Mouza: Jatragachhi

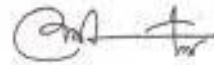
Plot & Khatian Number	Details Of Land
LR Plot No:- 1020(Corresponding RS Plot No:- 1020), LR Khatian No:- 2077	Owner:মেসার্স সিমলেক্স প্রপারটিস এন্ড ট্রেডিং প্রাঃ লিঃ, Gurdian:পক্ষে ডাইরেক্টর, Address:ইডেন হাউস, 15 গঙ্গাধর বাবু লেন, 3ড ব্লক, রুম নং-306, পোঃ-বৌবাজার কোলকাতা:-12, Classification:বাস্ত, Area:0.08000000 Acre,
LR Plot No:- 1016(Corresponding RS Plot No:- 1016), LR Khatian No:- 2077	Owner:মেসার্স সিমলেক্স প্রপারটিস এন্ড ট্রেডিং প্রাঃ লিঃ, Gurdian:পক্ষে ডাইরেক্টর, Address:ইডেন হাউস, 15 গঙ্গাধর বাবু লেন, 3ড ব্লক, রুম নং-306, পোঃ-বৌবাজার কোলকাতা:-12, Classification:শালি, Area:0.04000000 Acre,
L3 LR Plot No:- 1020(Corresponding RS Plot No:- 1020), LR Khatian No:- 2078	Owner:মজিয়ার রহমান মণ্ডল, Gurdian:রহমতুল্লা মণ্ডল, Address:দশদ্রোণ, পোঃ-রাজারহাট-সোপালপুর, কোলকাতা:-136, Classification:বাস্ত, Area:0.08000000 Acre,
L4 LR Plot No:- 1016(Corresponding RS Plot No:- 1016), LR Khatian No:- 2078	Owner:মজিয়ার রহমান মণ্ডল, Gurdian:রহমতুল্লা মণ্ডল, Address:দশদ্রোণ, পোঃ-রাজারহাট-সোপালপুর, কোলকাতা:-136, Classification:শালি, Area:0.03000000 Acre,

Endorsement For Deed Number : I - 152304955 / 2018

On 04-04-2018

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 99,30,000/-



Sumit Kumar Sinha
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. RAJARHAT
North 24-Parganas, West Bengal

On 26-04-2018

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

Admissible under rule 21 of West Bengal Registration Rule, 1962 duly stamped under schedule 1A, Article number : 48 (g) of Indian Stamp Act 1899.

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

Presented for registration at 12:54 hrs on 26-04-2018, at the Office of the A.D.S.R. RAJARHAT by DIPAK KUMAR AGARWAL .

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

Execution is admitted on 26/04/2018 by MOTIAR RAHAMAN MONDAL, Son of RAHAMATULLA MONDAL, AMBEY VISTA, BANGALAKSHMI ABASAN, DASHODRON, Flat No: 4C, 4TH FLOOR, P.O: R GOPALPUR, Thana: Baguiati, City/Town: KOLKATA, North 24-Parganas, WEST BENGAL, India, PIN - 700136, by caste Muslim, by Profession Business

Indetified by SUBHAS CHATTERJEE, , Son of SHYAM CHAND CHATTERJEE, 27/1, BASAK BAGAN, PATIPUKUR, P.O: SREEBHUMI, Thana: Lake Town, , City/Town: KOLKATA, North 24-Parganas, WEST BENGAL, India, PIN - 700048, by caste Hindu, by profession Service

Major Information of the Deed :- I-1523-04955/2018-26/04/2018

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

is admitted on 26-04-2018 by RAJ KUMAR AGARWAL, Director, SIMPLEX PROPERTIES & TRADING, EDEN HOUSE, 15 GANGADHAR BABU LANE, 3RD FLOOR, P.O:- BOWBAZAR, P.S:- Bowbazar, Kolkata, West Bengal, India, PIN - 700012

certified by SUBHAS CHATTERJEE, , Son of SHYAM CHAND CHATTERJEE, 27/1, BASAK BAGAN, PATIPUKUR, P.O: SREEBHUMI, Thana: Lake Town, , City/Town: KOLKATA, North 24-Parganas, WEST BENGAL, India, PIN - 700048, by caste Hindu, by profession Service

Execution is admitted on 26-04-2018 by DIPAK KUMAR AGARWAL, PARTNER, AMBEY MATA PROJECTS LLP, PSIXL, UNIT NO 305, 3RD FL., BISWABANGA SARANI, P.O:- RAJARHAT GOPALPUR, P.S:- Baguiati, Kolkata, District:-North 24-Parganas, West Bengal, India, PIN - 700136

Indetified by SUBHAS CHATTERJEE, , Son of SHYAM CHAND CHATTERJEE, 27/1, BASAK BAGAN, PATIPUKUR, P.O: SREEBHUMI, Thana: Lake Town, , City/Town: KOLKATA, North 24-Parganas, WEST BENGAL, India, PIN - 700048, by caste Hindu, by profession Service

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 21/- (E = Rs 21/-) and Registration Fees paid by Cash Rs 21/-

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 70/- and Stamp Duty paid by Stamp Rs 100/-
Description of Stamp

1. Stamp: Type: Impressed, Serial no 18691, Amount: Rs.100/-, Date of Purchase: 25/04/2018, Vendor name: A KR SAHA



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

Major Information of the Deed :- I-1523-04955/2018-26/04/2018

of Registration under section 60 and Rule 69.
Deed in Book - I
Deed number 1523-2018, Page from 174935 to 174967
Deed No 152304955 for the year 2018.



Dhar

Digitally signed by DEBASISH DHAR
Date: 2018.05.10 17:55:25 +05:30
Reason: Digital Signing of Deed.

(Debasish Dhar) 10-05-2018 5:55:00 PM
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. RAJARHAT
West Bengal.

(This document is digitally signed.)