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पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

AD 786468

Q No. (8) 1327238/2020.

Certified that the Document is authentic and the
signatures are genuine and belong to the persons
mentioned in the document.

Arshi
Additional Registrar
of Assurances-1, Kolkata



23 NOV 2020

DEVELOPMENT POWER OF ATTORNEY

AFTER

REGISTERED DEVELOPMENT AGREEMENT

TO ALL TO WHOM THESE PRESENTS shall come We,

1. **IMPERIAL CONCLAVE PVT. LTD. [PAN. AABC19641P]**, a Private Limited Company, incorporated under the Provisions of the Companies Act, 1956, having its Registered Office at Unit 3/7, EK Tower, P.O+P.S-New Town, Kolkata 700161, District North 24 Parganas, West Bengal, represented by its Director, **GAYATRI RUNGTA [PAN.**

- Amrish Prashad Rungta, by faith - Hindu, by occupation - Business, by nationality - Indian, residing at Sunrise Symphony, Flat No. 17/18Q, Rhythm-I, P.O. Action Area-IID, P.S. New Town, Pin 700 161, District North 24 Parganas, West Bengal.
2. **GAYATRI RUNGTA [PAN. ALIPR6422N] [AADHAAR NO. 774076637808]**, wife of AmrishPrashadRungta, by faith - Hindu, by occupation - Business, by nationality - Indian, residing at Sunrise Symphony, Flat No. 17/18Q, Rhythm-I, P.O. Action Area-IID, P.S. New Town, Pin 700 161, District North 24 Parganas, West Bengal.
 3. **AMRISH PRASHAD RUNGTA [PAN. ALIPR6420Q] [AADHAAR NO. 751837549119]** son of Raghunath PrashadRungta, by faith - Hindu, by occupation - Business, by nationality - Indian, residing at Sunrise Symphony, Flat No. 17/18Q, Rhythm-I, P.O. Action Area-IID, P.S. New Town, Pin 700 161, District North 24 Parganas, West Bengal.
 4. **KOLKATA NIKETAN PVT. LTD. [PAN. AADCK5050A]**, a Private Limited Company, incorporated under the Provisions of the Companies Act, 1956, having its Registered Office at Unit 3/7, EK Tower,P.O+P.S-New Town, Kolkata 700161, District North 24 Parganas, West Bengal, represented by its Director, **AMRISH PRASHAD RUNGTA [PAN. ALIPR6420Q] [AADHAAR NO. 751837549119]**, son of Raghunath PrashadRungta, by faith - Hindu, by occupation - Business, by nationality - Indian, residing at Sunrise Symphony, Flat No. 17/18Q, Rhythm-I, P.O. Action Area-IID, P.S. New Town, Pin 700 161, District North 24 Parganas, West Bengal.
 5. **KWALITY REALTECH PVT. LTD. [PAN. AADCK1003H]**, a Private Limited Company, incorporated under the Provisions of the Companies Act, 1956, having its office at Unit 3/7, EK Tower,P.O+P.S-New Town, Kolkata 700161 District North 24 Parganas, West Bengal, represented by its Director, **AMRISH PRASHAD RUNGTA [PAN. ALIPR6420Q] [AADHAAR NO. 751837549119]** son of Raghunath PrashadRungta, by faith - Hindu, by occupation - Business, by nationality - Indian, residing at Sunrise Symphony, Flat No. 17/18Q, Rhythm-I, P.O. Action Area-IID, P.S. New

Town, Pin 700 161, District North 24 Parganas, West Bengal.

Hereinafter jointly referred to and called as the **LANDOWNERS/ EXECUTANT SEND THE GREETING :**

WHEREAS, we being the landowners-cum-Principals/Executants hereof jointly seized and possessed of and /or otherwise well and sufficiently entitled to ALL THAT piece and parcel of a demarcated and amalgamated plot of Bagan land measuring 73 (Seventy Three) Cottah 12 (Twelve) Chittack 1.451 (One point Four Five One) sq.ft. equivalent to 123 decimals be the same a little more or less, in C.S. Dag Nos. 8 & 60, R.S./L.R. Dag Nos. 47 & 48, under C.S. Khatian No. 129, R.S. Khatian Nos. 78 & 149, L.R. Khatian Nos. 1035, 1034 & 1036 corresponding to L.R. Khatian Nos. 2712, 2909, 2908, 2907 & 2908, lying and situate at Mouza - Bhatenda, J.L. No. 28, Re. Sa. No. 50, Touzi No. 2998, P.S. Rajarhat, A.D.S.R.O. formerly Bidhannagar, Salt Lake City presently Rajarhat, New Town, within the local limit of Rajarhat Bishnupur I No. Gram Panchayet, in the District North 24 Parganas, West Bengal hereinafter referred to as the "Said Premises" and more particularly described in the Schedule written herein below.

AND WHEREAS we being the principals/Executants hereof as landowners of the aforesaid amalgamated plot of land measuring total area of 73 (Seventy Three) Cottah 12 (Twelve) Chittack 1.451 (One point Four Five One) sq. ft. equivalent 123 decimals be the same a little more or less with an object of developing the same by constructing thereupon multi storied building duly entered into a registered agreement for Development dated 23.11.2020 with **IMPERIAL CONCLAVE PVT. LTD. [PAN. AABC19641P]**, a Private Limited Company, incorporated under the Provisions of the Companies Act, 1956, having its Registered Office at Unit 3/7, EK Tower, P.O.+P.S.-New Town, Kolkata 700161, District North 24 Parganas, West Bengal, represented by its Director, **GAYATRI RUNGTA [PAN. ALIPR6422N] [AADHAAR NO. 774076637808]**, wife of Amrish Prashad Rungta, by faith - Hindu, by occupation - Business, by nationality - Indian, residing at Sunrise Symphony, Flat No. 17/18Q, Rhythm I, P.O. Action Area-IID, P.S. New Town, Pin 700 161, District North 24 Parganas, in the State of West Bengal **AMRISH PRASHAD RUNGTA [PAN. ALIPR6420Q] [AADHAAR NO.**

751837549119] son of Raghunath Prashad Rungta, by faith - Hindu, by occupation - Business, by nationality - Indian, residing at Sunrise Symphony, Flat No. 17/18Q, Rhythm-I, P.O. Action Area-IID, P.S. New Town, Pin 700 161, District North 24 Parganas, West Bengal.

The said Agreement for Development was registered with the office of the A.R.A-I Kolkata, on the said 23.11.....,2020 and recorded in the Book no 1, being no. I-190104256 for the year 2020 of the said office A.R.A. Kolkata with reference to the above registered agreement for development do hereby jointly nominate, authorise, constitute and appoint in our place and stead namely **GAYATRI RUNGTA** wife of Amrish Prashad Rungta, by faith-Hindu, and **AMRISH PRASHAD RUNGTA** son of Raghunath Prashad Rungta both being the Director of IMPERIAL CONCLAVE PVT. LTD. a Private Limited Company, incorporated under the Provisions of the Companies Act, 1956, having its Registered Office at Unit 3/7, EK Tower,P.O+P.S-New Town, Kolkata 700161, District North 24 Parganas, West Bengal, as our true and lawful Attorney for ourselves and in our name and on our behalf to do, execute and perform of cause to be done, executed and performed all or any of the following acts, deeds and things relating to our said premises that is say :

1. To defend possession, administer, manage, supervise, hold, maintain and develop the said premises and each and every part thereof by constructing the multi storied building thereon on our behalf either jointly or severally
2. To appear and represent ourselves before the authorities of the Municipality/Panchayat, W.B.S.E.D.C.L., Zila and Block Land & Land Reforms Office, Authorities under the Town and country planning Act, Water and Sanitation Authority and before all other Statutory and local bodies as and when necessary for the purpose of and/ or relating to all matter concerning the development of our said premises by constructing there upon a multi storied building on our behalf either jointly or severally
3. To sign, verify and file applications, forms, building plans, documents and papers before the Municipality/Panchayat or before other Statutory Authorities for the purpose of maintenance, administration, development and construction

of building on the said premises on our behalf either jointly or severally

4. To sign, execute, submit and to take delivery of site plan, building plan, building occupancy/ completion certificate or any revised. Modified building plan/s, document, statements, undertakings, Affidavits, declaration, indemnity bond and all other related paper that may be required for having the building plan sanctioned and/ or sanction of modified/ revised plan by the authorities of the Municipality/Panchayat in respect of construction of building on the said premises on our behalf either jointly or severally
5. To sign and execute any agreement for sale/ memorandum etc. towards sale and transfer of any flat/s, units and /or other constructed spaces of the newly constructed building fallen under developer's allocation in terms of the registered agreement for development together with proportionate share of land attributable thereto of the said premises in favour of the intending purchaser/s as our constituted attorney on our behalf either jointly or severally
6. To pay all Municipal/panchayat and other statutory rents, rates and taxes in respect of the said premises as and when the same will become due and payable and to obtain proper receipt in respect thereof on our behalf either jointly or severally
7. To sign and execute any agreement for sale, instrument or document for the purpose of transferring in proportionate share of the said premises or any part or portion thereof together with any flat/unit of the newly constructed building fallen under developer's allocation to the intending purchaser or purchasers on such terms and conditions that the attorney at its absolute discretion may deem fit and proper on our behalf either jointly or severally
8. To accept any amount in cash or by cheque/draft in the name of the attorney against agreement for sale/memorandum, deed of conveyance or conveyances from the intending purchaser or purchasers and to be entitled to

nominate the intending purchaser or purchasers for sale and /or transfer of any part or portion of the multi storied building and deposit in escrow account as mentioned in terms of the registered Development Agreement and it will be transferred to Landowners' and Developer's account on 20:80 ratio of gross revenue as mentioned in the Development agreement

9. To sign, execute and present for registration any agreement for sale, memorandum, deed of conveyance or conveyances etc. in our name and on our behalf as our constituted attorney in favour of the intending purchaser/s of flat/unit of the building together with proportionate, undivided share of land attributable thereto of the said premises and deposit consideration in escrow account as mentioned in terms of the registered Development Agreement and it will be transferred to Landowners' and Developer's account on 20:80 ratio of gross revenue as mentioned in the Development agreement and to present the said agreement for sale, memorandum, deed of conveyance or conveyances for registration on our behalf before the competent registration authority on our behalf either jointly or severally
10. To apply for and obtain temporary or permanent connections of electricity , water supply, cooking gas telephone line, sewerage/drainage line and/or connections of any other utilities that may be required for the decent habitation of the new building on our said premises in our name and on our behalf as our constituted attorney on our behalf either jointly or severally
11. To receive the consideration money from the purchaser/s in the name of the authority towards sale and transfer of the flat/unit/constructed spaces of the building together with proportionate share of land attributable thereto of the said premises and deposit in escrow account also to grant proper receipt there for and to give full discharge to the purchaser/s in our name and on our behalf as our duly appointed constituted attorney on our behalf either jointly or severally
12. To commence, prosecute, enforce, defend, answer and oppose all action, demands and other legal proceedings touching any of the matter concerning the said premises or

any part or portion thereof on our behalf either jointly or severally

13. To instruct the Advocate/ Lawyers for preparing and / or drafting such agreement, deed/s, documents and other such papers that may be necessary for the purpose of sale and transfer of the said premises or part or portion of the building over above the said premises fallen under developer's allocation on our behalf either jointly or severally
14. To appear and represent ourselves before the registrar of Assurances, District Sub Registrar, Additional District Sub-registrar, Metropolitan Magistrate, Notary Public and before other officer or officers or Authority or Authorities having jurisdiction over and above the said premises and to present for registration and acknowledge and register or have registered and perfected all agreement for sale, deed of conveyance or conveyances, memorandum, instrument, writings etc. executed in our name and on our behalf as our duly appointed constituted attorney relating to sale and transfer of flat/s, unit/s and other constructed spaces of the newly constructed multi storied building fallen under developer's allocation in full compliance of the terms and conditions of the registered agreement for development as We could do the same if personally and / or physically present on our behalf either jointly or severally
15. To sign, declare and/or affirm any plaint, written statement, petition, affidavit, verification, vakalatnama, warrant of attorney, memo of appeal or any other document or papers in any proceedings in our name and on our behalf relating to the said premises or construction of the multi storied building in any way connected therewith on our behalf either jointly or severally
16. For all or any of the purposes herein before stated and to appear and represent ourselves before all such authorities having jurisdiction over and above the said premises and to sign, execute and submit all papers and documents for development and construction of the multi storied building on the said premises or in any way connected/related therewith on our behalf either jointly or severally

AND GENERALLY to do all acts, deeds things in the name of ourselves and we,

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3. **AMRISH PRASHAD RUNGTA [PAN. ALIPR6420Q] [AADHAAR NO. 751837549119]** son of Raghunath Prashad Rungta, by faith - Hindu, by occupation - Business, by nationality - Indian, residing at Sunrise Symphony, Flat No. 17/18Q, Rhythm-I, P.O. Action Area-IID, P.S. New Town, Pin 700 161, District North 24 Parganas, West Bengal.
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Town, Pin 700 161, District North 24 Parganas, West Bengal.

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being the landowners-cum-Principals/Executants hereof doth hereof ratify and confirm and further agreed to ratify and confirm all and whatsoever acts, deeds and things so stated above that our said Attorney shall lawfully do or cause to be done in or about the said premises as aforesaid by virtue of these present.

THE SCHEDULE ABOVE REFERRED TO

ALL THAT piece and parcel of a demarcated and amalgamated plot of Bagan land measuring **73 (Seventy Three) Cottah 12 (Twelve) Chittack 1.451 (One point Four Five One) sq.ft.** equivalent to 123 decimals be the same a little more or less, in C.S. Dag Nos. 8 & 60, **R.S./L.R. Dag Nos. 47 & 48**, under C.S. Khatian No. 129, R.S. Khatian Nos. 78 & 149, L.R. Khatian Nos. 1035, 1034 & 1036 corresponding to L.R. Khatian Nos. 2712, 2909, 2908, 2907 & 2908, lying and situate at **Mouza - Bhatenda**, J.L. No. 28, Re. Sa. No. 50, Touzi No. 2998, **P.S. Rajarhat**, A.D.S.R.O. formerly Bidhannagar, Salt Lake City presently Rajarhat, New Town, within the local limit of Rajarhat Bishnupur

1 No. Gram Panchayet, in the District North 24 Parganas, West Bengal which is butted and bounded as follows :

ON THE NORTH	:	Cannel.
ON THE SOUTH	:	R.S. Dag No. 40 & 44.
ON THE EAST	:	17 ft wide Bhatenda Karmakar Para Road
ON THE WEST	:	R.S. Dag No. 45 & 46.

IN WITNESS WHEREOF the parties hereto have set and subscribe their respective hands and seals on the ² day, month and year first above written. 23rd day of November, 2020

SIGNED, SEALED AND DELIVERED

IMPERIAL CONCLAVE PVT. LTD.

by the parties at Kolkata
in the presence of:

1. Debarish Roy
S/o. N. Roy
2. Sudeep Bhattacharya
P.S. Chakrabarty
P.O. Hamdipur
Kd - 82
2. Anub Saha
Seroone Road
Kd - 50.

1. Gayatri Rungta
Director
2. Gayatri Rungta
3. Anind P. Ghose

KOLKATA NIKETAN PVT. LTD.

Anind P. Ghose
Director

For, Kwality Tech Pvt. Ltd.

Anind P. Ghose
Director

IMPERIAL CONCLAVE PVT. LTD.

Gayatri Rungta
Director
Director

Director

IMPERIAL CONCLAVE PVT. LTD.

PRINCIPALS/LANDOWNERS

IMPERIAL CONCLAVE PVT. LTD.

Anind P. Ghose
Director

ATTORNEY HOLDER

Drafted by
Santosh Ghosh
Advocate, High Court
Reg-WB/1995/2010
For Ghosh & Saha Law Firm
Lake Town, Kolkata-89

SPECIMEN FORM FOR TEN FINGER PRINTS



Gayatri Rungta

<i>Gayatri Rungta</i>	Left Finger	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
	Right Finger	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger



Anand P. Pawar

<i>Anand P. Pawar</i>	Left Finger	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
	Right Finger	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger



	Left Finger	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
	Right Finger	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT OF INDIA

GAYATRI RUNGTA

BASUDEV AGARWAL

01/04/1971

Temporary Account No. is
ALIPH6422N

Gayatri Rungta

Signature



Gayatri Rungta

आयकर विभाग, आयकर विभाग, भारत सरकार, भारत
आयकर विभाग, आयकर विभाग, भारत सरकार, भारत

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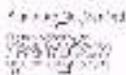
भारत सरकार
Unique Identification Authority of India
Government of India

Enrollment No: 7180/68784/89537

TO: SUNIL KUMAR

To
A/C Raghunath Prasad Bunkar
S/O Raghunath Prasad Bunkar
P.O. NO- 17130, SUYHM-1
SUNRISE SYMPHONY, AA-II-B
NEW TOWN, KOLKATA
New Town Act on Area
East Town, A, Kolkata
North 24 Parganas West Bengal - 700151
9909825118

ENROLLMENT DATE: 07/08/2008



आपका आधार संकेत / Your Aadhaar No. :

7518 3754 9119

मेरा आधार, मेरी पहचान



भारत सरकार
Government of India



A/C Raghunath Prasad Bunkar
Date of Birth: 08/17/08/2008
Male: MALE

7518 3754 9119

मेरा आधार, मेरी पहचान



सूचना

- आधार पहचान का अनाम है, नागरिकता का नहीं।
- पहचान का प्रमाण ऑनलाइन और ऑफलाइन दोनों प्राप्त करें।
- यह एक इलेक्ट्रॉनिक प्रतीक है और इसे छूटा नहीं जा सकता है।

INFORMATION

- Aadhaar is a proof of identity, not of citizenship.
- To establish identity, authenticate online.
- This is an electronically generated letter.

- आधार देश भर में मान्य है।
- आधार, अधिकारी से सरकारी और गैर सरकारी कार्यों का काम करने में उपयोगी होगा।
- Aadhaar is valid throughout the country.
- Aadhaar will be helpful in availing Government and Non-Government services in future.



भारत सरकार
Unique Identification Authority of India

Address:
S/O Raghunath Prasad Bunkar, P.O. NO. 17130, SUYHM-1, SUNRISE SYMPHONY, AA-II-B, NEW TOWN, KOLKATA, New Town Act on Area II, North 24 Parganas, West Bengal - 700151



7518 3754 9119

7518 3754 9119

Sunil Kumar

आयुक्त विभाग
INDUSTRIES DEPARTMENT



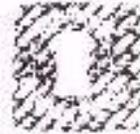
भारत सरकार
GOVT. OF INDIA

ANRISH PRASHAD RUNGTA

RAGHUNATH PRASHAD RUNGTA

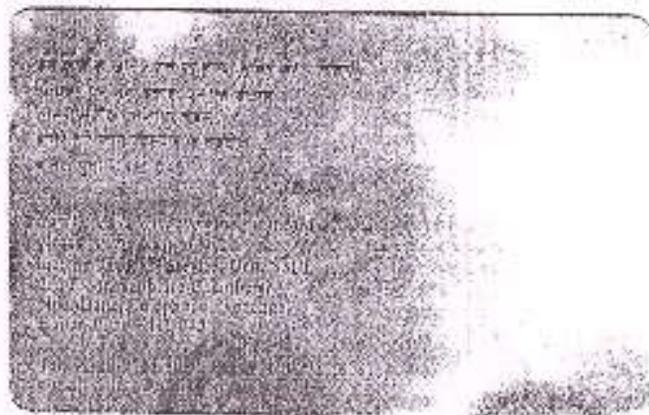
30/08/1966

Phone No. 2000 Number
ALIPUR 200



11/1/72

Anish P. Rungta



आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

भारतीय आयकर सेवाएँ
Income Tax Services

AABC19641P



ए.सी. सी.एल.
IMPERIAL CONCLAVE PRIVATE LIMITED

संस्थापक/सह-संस्थापक
250/250/250/250/250/250/250/250
26/02/09

25/02/09

इस कार्ड के साथ/समे एक कृपया सुविधा कार्ड/सर्विस
कार्ड को भी संलग्न करें, ताकि इसे एक
आसानी से पहचाना जा सके।
कॉपी नं. 250/250/250/250/250/250/250/250
सर्विस कार्ड को भी संलग्न करें ताकि
इसे पहचाना जा सके।

If this card is lost / someone's lost card is found
Please inform / return to
Income Tax Services Unit, NSDI
4th Floor, Sector 5 Gurgaon,
Plot No. 4, Survey No. 9428
Model City, Sector 13, Durgam Chowk,
Pune - 411 004
Tel: 41 24 21 0000, Fax: 91 20 2711 0001
e-mail: tax@nsdi.gov.in

IMPERIAL CONCLAVE PVT. LTD.
Sanjay Kumar Rastogi
Director

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

KOLKATA NIKETAN PRIVATE LIMITED



24/09/2008

Permanent Account Number

AADCK5050A

27/02/08

KOLKATA NIKETAN PVT. LTD.

Gangadhar Ranjan
Director

इस कार्ड को खोने / अपने/दूसरे/किसी और / किसी-
आयकर देने वाले द्वारा/एन एनटी द्वारा
5 में भ्रष्ट, यथास्थिति में खोए गए, सर्वे में 097/8
निकेतन प्राइवेट लिमिटेड, कोलकाता
पिन - 411 016

If this card is lost / someone's tax card is found
Please inform / return to:
Income Tax PAN Services Unit, NSDL
5th floor, Market Street,
Plot No. 241, Survey No. 9874,
Model Colony, Near Deep Banglow Clow, Kolkata,
Pin - 411 016.

Tel: 91-20-2721 8000, Fax: 91-20-2721 8981
e-mail: trinfo@ndl.gov.in



BAR COUNCIL OF WEST BENGAL

(A body constituted under the Advocates Act, 1961)

2 & 3, Kiran Sankar Ray Road, City Civil Court Building, 7th Fl., Kol-700 001

Phone : 2248-8956, 2248-7233, 2230-5771, Tele Fax : 2248-7233

E-mail : westbengalbarcouncil@gmail.com

Website : www.wbbarcouncil.org

IDENTITY CARD

NAME : **DEBASISH ROY, Advocate**

Father's/Husband's Name **Sri. Nityananda Roy**



Sanatan Mukhopadhyay
(SANATAN MUKHOPADHYAY)
Chairman Executive Committee

Ashok Kumar Deb
(ASHOK KUMAR DEB)
Chairman

Card No. **D- 9004**

Address Recorded on the Roll. *C/o: Nityananda Roy, Sodepur Road, (Near Ramkamal Vidyaniketan)*

P.S.+PO: Haridevpur, Kolkata-700 082

Present Address **DO**

Enrolment No. F/ **993/2016**

Dated **15.11.2016** Date of Birth **04.11.1988**

Date **23.11.2016**

NB : Valid **WB** No. is not assigned

[Signature]
Secretary / Assistant Secretary



भारत सरकार
Government of India

Enrollment No.: 774076637808

To
GAYTRI BUNGA
1/1250, RHYTHM-1, SUNRISE SYMPHONY
AA-BB, NEW TOWN, KOLKATA,
New Town Action Area II,
North 24 Parganas West Bengal - 700161
9903894431

Charitable Trust, Kolkata



आधार संख्या / Your Aadhaar No.:

7740 7663 7808

मेरा आधार, मेरी पहचान



भारत सरकार
Government of India



GAYTRI BUNGA
1/1250, RHYTHM-1, SUNRISE SYMPHONY
AA-BB, NEW TOWN, KOLKATA,
New Town Action Area II,
North 24 Parganas West Bengal - 700161

7740 7663 7808

मेरा आधार, मेरी पहचान



- 1. पहचान का प्रमाण है, न कि राजस्व का प्रमाण।
- 2. पहचान का प्रमाण ई-पहचान संख्या 774076637808 से प्राप्त किया गया है।
- 3. यह एक इलेक्ट्रॉनिक रूप से उत्पन्न प्रमाण है।

- 1. This is a proof of identity, not of citizenship.
- 2. To establish identity, it is generated online.
- 3. This is electronically generated evidence.

आधार संख्या / Your Aadhaar No.:

7740 7663 7808

मेरा आधार, मेरी पहचान

Jyoti Prakash

Major Information of the Deed

Deed No :	I-1901-04267/2020	Date of Registration	23/11/2020
Query No / Year	1901-8001527238/2020	Office where deed is registered	
Query Date	23/11/2020 1:15:13 PM	1901-8001527238/2020	
Applicant Name, Address & Other Details	DEBASISH ROY SODEPUR ROAD,Thana : Thakurpukur, District : South 24-Parganas, WEST BENGAL, PIN - 700082. Mobile No. : 9830239266, Status :Advocate		
Transaction	Additional Transaction		
[0138] Sale, Development Power of Attorney after Registered Development Agreement	[4308] Other than Immovable Property, Agreement [No of Agreement : 1]		
Set Forth value	Market Value		
Rs. 2,000/-	Rs. 4,08,85,740/-		
Stamoduty Paid;(SD)	Registration Fee Paid		
Rs. 100/- (Article 48(g))	Rs. 87/- (Article:E, E, M(a))		
Remarks	Development Power of Attorney after Registered Development Agreement of [Deed No/Year] - 190104268/2020		

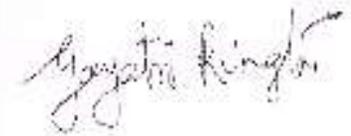
Land Details :

District: North 24-Parganas P.S:- Rajarnat, Gram Panchayat: RAJARHAT BISHNUPUR-I, Mouza: Bhatenda, P n Code : 700135

Sch No	Plot Number	Khatian Number	Land Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
1	LR-47	LR-2712	Bastu	Bastu	6 Dec	1,000/-	29,20,410/-	Width of Approach Road: 17 Ft., Adjacent to Metal Road, . Project Name :
12	LR-48	LR-2806	Bastu	Bastu	117 Dec	1,000/-	3,79,65,330/-	Width of Approach Road: 17 Ft., . Project Name :
		TOTAL :			123Dec	2,000 /-	408,85,740 /-	
		Grand Total :			123Dec	2,000 /-	408,85,740 /-	

Principal Details :

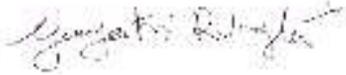
Sl No	Name,Address,Photo,Finger print and Signature
1	IMPERIAL CONCLAVE PRIVATE LIMITED 3/7, EK Tower, P.O:- NEW TOWN, P.S:- New Town, District:-North 24-Parganas, West Bengal, India. PIN - 700161 , PAN No.: AAxxxxx1P,Aadhaar No Not Provided, Status :Organization, Executed by: Representative Executed by: Representative

2	Name	Photo	Finger Print	Signature
	Mrs GAYATRI RUNGTA (Presentant) Wife of Mr. Amrish Prashad Rungta Executed by: Self, Date of Execution: 23/11/2020 , Admitted by: Self, Date of Admission: 23/11/2020 ,Place : Office			
	23/11/2020	LTI 23/11/2020	23/11/2020	
	Sunrise Symphony, Flat No. 17/18Q, Rhythm-I, P.O:- Action Area IID, P.S:- New Town, District:- North 24-Parganas, West Bengal, India, PIN - 700161 Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: ALxxxxxx2N,Aadhaar No Not Provided, Status :Individual, Executed by: Self, Date of Execution: 23/11/2020 , Admitted by: Self, Date of Admission: 23/11/2020 ,Place : Office			
3	Name	Photo	Finger Print	Signature
	Mr AMRISH PRASHAD RUNGTA Son of Mr. Raghunath Prashad Rungta Executed by: Self, Date of Execution: 23/11/2020 , Admitted by: Self, Date of Admission: 23/11/2020 ,Place : Office			
	23/11/2020	LTI 23/11/2020	23/11/2020	
	Sunrise Symphony, Flat No. 17/18Q, Rhythm-I,, P.O:- Action Area IID, P.S:- New Town, District:- North 24-Parganas, West Bengal, India, PIN - 700161 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: ALxxxxxx0Q,Aadhaar No Not Provided, Status :Individual, Executed by: Self, Date of Execution: 23/11/2020 , Admitted by: Self, Date of Admission: 23/11/2020 ,Place : Office			
4	KOLKATA NIKETAN PRIVATE LIMITED 3/7, EK Tower, P.O:- New Town, P.S:- New Town, District:-North 24-Parganas, West Bengal, India, PIN - 700161 , PAN No... AAxxxxxx0A,Aadhaar No Not Provided, Status :Organization, Executed by: Representative, Executed by: Representative			
5	KWALITY REALTECH PRIVATE LIMITED 3/7, EK Tower, P.O:- New Town, P.S:- New Town, District:-North 24-Parganas, West Bengal, India, PIN - 700161 , PAN No... AAxxxxxx3H,Aadhaar No Not Provided, Status :Organization, Executed by: Representative, Executed by: Representative			

Attorney Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	IMPERIAL CONCLAVE PRIVATE LIMITED 3/7, EK Tower, P.O:- New Town, P.S:- New Town, District:-North 24-Parganas, West Bengal, India, PIN - 700161 , PAN No... AAxxxxxx1P,Aadhaar No Not Provided, Status :Organization, Executed by: Representative

Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature			
	Name	Photo	Finger Print	Signature
1	Mrs GAYATRI RUNGTA Wife of Amrsh Prashad Rungta Date of Execution - 23/11/2020, , Admitted by: Self, Date of Admission: 23/11/2020, Place of Admission of Execution: Office	 <small>Nov 23 2020 3:20PM</small>	 <small>LT 23/11/2020</small>	 <small>23/11/2020</small>
Sunrise Symphony, Flat No. 17/18Q, Rhythm-I,, P.O:- Action Area IID, P.S:- New Town, District:-North 24-Parganas West Bengal, India, PIN - 700161, Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.: ALxxxxxx2N Aadhaar No Not Provided Status : Representative, Representative of: IMPERIAL CONCLAVE PRIVATE LIMITED (as DIRECTOR), IMPERIAL CONCLAVE PRIVATE LIMITED (as DIRECTOR)				
2	Mr AMRISH PRASHAD RUNGTA Son of Mr Raghunath Prashad Rungta Date of Execution - 23/11/2020, , Admitted by: Self, Date of Admission: 23/11/2020, Place of Admission of Execution: Office	 <small>Nov 23 2020 3:21 PM</small>	 <small>LT 23/11/2020</small>	 <small>23/11/2020</small>
Sunrise Symphony, Flat No. 17/18Q, Rhythm-I,, P.O:- Action Area IID, P.S:- New Town, District:-North 24-Parganas, West Bengal, India, PIN - 700161, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.: ALxxxxxx0Q,Aadhaar No Not Provided Status : Representative, Representative of: IMPERIAL CONCLAVE PRIVATE LIMITED (as), KOLKATA NIKETAN PRIVATE LIMITED (as DIRECTOR), KWALITY REALTECH PRIVATE LIMITED (as DIRECTOR), IMPERIAL CONCLAVE PRIVATE LIMITED (as DIRECTOR)				

Identifier Details :

Name	Photo	Finger Print	Signature
Mr DEBASISH ROY Son of Late N ROY SODEPUR ROAD, P.O:- HARIDDEVPUR, P.S - Thakurpukur, District:- South 24- Parganas, West Bengal, India, PIN - 700062	 <small>23/11/2020</small>	 <small>23/11/2020</small>	 <small>23/11/2020</small>
Identifier Of Mrs GAYATRI RUNGTA, Mr AMRISH PRASHAD RUNGTA, Mrs GAYATRI RUNGTA, Mr AMRISH PRASHAD RUNGTA			

Transfer of property for L1		
Sl.No	From	To. with area (Name-Area)
1	IMPERIAL CONCLAVE PRIVATE LIMITED	IMPERIAL CONCLAVE PRIVATE LIMITED-1.2 Dec
2	Mrs GAYATRI RUNGTA	IMPERIAL CONCLAVE PRIVATE LIMITED-1.2 Dec
3	Mr AMRISH PRASHAD RUNGTA	IMPERIAL CONCLAVE PRIVATE LIMITED-1.2 Dec
4	KOLKATA NIKETAN PRIVATE LIMITED	IMPERIAL CONCLAVE PRIVATE LIMITED-1.2 Dec
5	KWALITY REALTECH PRIVATE LIMITED	IMPERIAL CONCLAVE PRIVATE LIMITED-1.2 Dec
Transfer of property for L2		
Sl.No	From	To. with area (Name-Area)
1	IMPERIAL CONCLAVE PRIVATE LIMITED	IMPERIAL CONCLAVE PRIVATE LIMITED-23.4 Dec
2	Mrs GAYATRI RUNGTA	IMPERIAL CONCLAVE PRIVATE LIMITED-23.4 Dec
3	Mr AMRISH PRASHAD RUNGTA	IMPERIAL CONCLAVE PRIVATE LIMITED-23.4 Dec
4	KOLKATA NIKETAN PRIVATE LIMITED	IMPERIAL CONCLAVE PRIVATE LIMITED-23.4 Dec
5	KWALITY REALTECH PRIVATE LIMITED	IMPERIAL CONCLAVE PRIVATE LIMITED-23.4 Dec

Land Details as per Land Record

District: North 24-Parganas. P.S:- Rajarhat, Gram Panchayat: RAJARHAT BISHNUPUR-I, Mouza: Bhatenda, P.n. Code : 700135

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 47, LR Khatian No:- 2712	Owner: অমরীশ প্রসাদ রুঙ্গতা, Gurdian: রঘুনা গঙ্গা, Address: হাট-10কে, এইচ.আই. ডি.-1, গ্রীন উড সোলটা, বিউটাউন, কোল-157, Classification: বাগান, Area: 0.06000000 Acre.	Owner Name not selected by applicant.
L2	LR Plot No:- 48, LR Khatian No:- 2806	Owner: ইম্পিরিয়াল কনক্লেভ প্রাঃ লিঃ, Address: 9/298, লোকনাথ পার্ক, অটোমতা, কোল-157, Classification: বাগান, Area: 0.16000000 Acre.	Owner Name not selected by applicant.

On 23-11-2020

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

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

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

Presented for registration at 14:50 hrs on 23-11-2020, at the Office of the A.R.A. - I KOLKATA by Mrs. GAYATRI RUNGTA, 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 4,08,85,740/-

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

Execution is admitted on 23/11/2020 by 1. Mrs GAYATRI RUNGTA, Wife of Mr Amrish Prashad Rungta, Sunrise Symphony, Flat No. 17/18Q, Rhythm-I, P.O. Action Area IID, Thana: New Town, , North 24-Parganas, WEST BENGAL, India PIN - 700161, by caste Hindu, by Profession Business. 2. Mr AMRISH PRASHAD RUNGTA, Son of Mr Raghunath Prashad Rungta, Sunrise Symphony, Flat No. 17/18Q, Rhythm-I, P.O. Action Area IID, Thana: New Town, , North 24-Parganas WEST BENGAL, India PIN - 700161, by caste Hindu, by Profession Business

Identified by Mr DEBASISH ROY, , Son of Late N ROY, SODEPUR ROAD, P.O: HARIDDEVPUR Thana: Thakurpukur, , South 24-Parganas, WEST BENGAL, India, PIN - 700082, by caste Hindu, by profession Advocate

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

Execution is admitted on 23-11-2020 by Mrs GAYATRI RUNGTA, DIRECTOR, IMPERIAL CONCLAVE PRIVATE LIMITED, 3/7, EK Tower, P.O - NEW TOWN, P.S:- New Town, District-North 24-Parganas, West Bengal, India, PIN - 700161; DIRECTOR, IMPERIAL CONCLAVE PRIVATE LIMITED, 3/7 EK Tower,, P.O:- New Town, P.S:- New Town District-North 24-Parganas, West Bengal, India, PIN - 700161

Identified by Mr DEBASISH ROY, , Son of Late N ROY, SODEPUR ROAD, P.O: HARIDDEVPUR, Thana: Thakurpukur, , South 24-Parganas, WEST BENGAL, India, PIN - 700082 by caste Hindu, by profession Advocate

Execution is admitted on 23-11-2020 by Mr AMRISH PRASHAD RUNGTA, , IMPERIAL CONCLAVE PRIVATE LIMITED, 3/7, EK Tower, P.O - NEW TOWN, P.S:- New Town, District-North 24-Parganas, West Bengal, India, PIN - 700161; DIRECTOR, KOLKATA NIKETAN PRIVATE LIMITED, 3/7, EK Tower, P.O:- New Town, P.S - New Town, District-North 24-Parganas, West Bengal, India, PIN - 700161; DIRECTOR, KWALITY REALTECH PRIVATE LIMITED, 3/7, EK Tower, P.O:- New Town, P.S:- New Town, District-North 24-Parganas, West Bengal, India, PIN - 700161; DIRECTOR, IMPERIAL CONCLAVE PRIVATE LIMITED, 3/7, EK Tower, P.O:- New Town, P.S - New Town, District - North 24-Parganas, West Bengal, India, PIN - 700161

Identified by Mr DEBASISH ROY, , Son of Late N ROY, SODEPUR ROAD, P.O: HARIDDEVPUR, Thana: Thakurpukur, , South 24-Parganas, WEST BENGAL, India, PIN - 700082, by caste Hindu, by profession Advocate

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 87/- (E = Rs 14/- , J = Rs 55/- ,M(a) = Rs 14/- ,M(b) = Rs 4/-) and Registration Fees paid by Cash Rs 87/-

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 60/- and Stamp Duty paid by Stamp Rs 100/-
Description of Stamp

1. Stamp Type: Impressed, Serial no 2201, Amount: Rs 100/-, Date of Purchase: 11/11/2020, Vendor name: Tapas Majumder



Debasis Patra
ADDITIONAL REGISTRAR OF ASSURANCE
OFFICE OF THE A.R.A. - I KOLKATA
Kolkata, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1901-2020, Page from 211615 to 211643

being No 190104267 for the year 2020.



Digitally signed by DEBASIS PATRA
Date: 2020.12.05 12:35:16 +05:30
Reason: Digital Signing of Deed.

Debasis Patra

(Debasis Patra) 2020/12/05 12:35:16 PM
ADDITIONAL REGISTRAR OF ASSURANCE
OFFICE OF THE A.R.A. - I KOLKATA
West Bengal.

(This document is digitally signed.)
