

04681

I- 4336/18

भारतीय गैर न्यायिक



पचास
रुपये
रु.50

FIFTY
RUPEES
Rs.50

INDIA NON JUDICIAL

पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

For every document to be registered with the Registrar in accordance with the provisions of the Registration Act, 1908, the signature sheets and the endorsement sheets attached with the document are part of this document.

W 517623

District Sub-Registrar-1
Registrar U/S 7(2) of
Registration Act 1908
Allpore, South 24 Parganas
3 JUL 2018

POWER OF ATTORNEY

KNOW ALL MEN BY THESE PRESENTS THAT INSTITUTE OF INTERNATIONAL TRADE (PAN. AAATI4516R) a registered Charitable Trust having its registered office at Premises No.6, Waterloo Street, 5th Floor, Room No. 504, P.O. & Police Station - Hare Street, Kolkata-700 069, being represented by one of its Trustee DR. DHANPATRAM AGARWAL (PAN :: ACZPA4900E) , son of Late Chandu Lal Agarwal, by faith - Hindu, by occupation - Business, residing at, Premises No.6, Waterloo Street, 5th Floor, Room No. 504, P.O. & Police Station - Hare Street, Kolkata-700 069, do hereby state as follows:

[Handwritten signature]

9-167644/18

[Handwritten signature]

NO. 95048 DATE 16 FEB 2018
SOLD TO Martin Burn Ltd.
ADDRESS R. N. Mukherjee Road,
RS. 50/- KOL-1

CODE NO. (1087)
LICENCED NO.
20 & 20A / 1973

ANJUSHREE BANE
L. S. VENDOR (S.S.)
HIGH COURT, KOLKATA.

[Signature]
700 001

Manish A. Chatterjee



VCT no-1943

16 FEB 2018

FOR MARTIN BURN LTD

Manish A. Chatterjee
Authorized Signatory



FOR MARTIN BURN LTD

Sukanta Sana
Authorized Signatory

District Sub-Registrar
Registrar U/S 7(2) of
Registration Act 1908
Alipore, South 24 Parganas



VCT no. 1944

3 JUL 2018

For Institute of International Trade
Subrata Chatterjee

Trustee

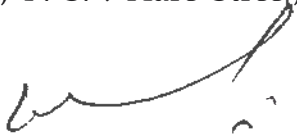
Sukanta Sana

SUKANTA SANA
S/o Late ARUN KUMAR SANA
Sukanta Pally, Bhanta,
P.O. South Garia, P.S. Baruipur,
24 Pgs.(S) Pin-743613
Professional

WHEREAS Institute Of International Trade is the absolute owner of homestead land measuring about 471 decimal more or less, lying and situated in Mouza - Kalikapur, J.L. No. 95, R.S. Dag No.1602, 1603, 1604, 1605, 1221, 1222, 1622, 1623, 1624, 1625, 1626, corresponding to L.R. Dag No.1618, 1619, 1620, 1621, 1224, 1225, 1640, 1641, 1642, 1643, 1644, under R.S. Khatian No.827, 946, 242/972, 975, 408, R.S. Khatian No. 242 (L.R. Khatian No. 585, R.S. Khatian No. 247 (L.R. Khatian No.585), R.S. Khatian No. 867, 868, 421, under L.R. Khatian No. 1767, P.O. & Police Station - Sonarpur, under Kalikapur -I Gram Panchayet, District 24 Parganas (South), PIN : 743 613, morefully and particularly described in the Schedule hereunder written.

AND WHEREAS the Institute of International Trade has entered into a Development Agreement with the Developer **MARTIN BURN LIMITED** (PAN No. **AABCM9913A**) an existing Company under the provisions of the Companies Act, 1956 having its registered office at "Martin Burn House", 1, R. N. Mukherjee Road, P. S. : Hare Street, P.O.: Lalbazar, Kolkata - 700 001, being represented by its Director - **Mr. Sunil Fatehpuria (PAN : AADPF8732D)**, son of Mr. Kedar Nath Fatehpuria, by faith - Hindu, by occupation - Business, residing at 62/17, Ballygunge Circular Road, P.S. & P.O.: Ballygunge, Kolkata - 700 019 and Director - **Mr. Manish Fatehpuria (PAN : AAGPF7925F)**, son of Mr. Kedar Nath Fatehpuria, by faith - Hindu, by occupation - Business, residing at 62/17, Ballygunge Circular Road, P.S. & P.O.: Ballygunge, Kolkata - 700 019.

AND WHEREAS to comply all the terms and conditions of the said Agreement I the Trustee on behalf of the said trust namely Institute of International Trade intend to nominate, appoint and Constitute **MARTIN BURN LIMITED** (PAN No. **AABCM9913A**) an existing Company under the provisions of the Companies Act, 1956 having its registered office at "Martin Burn House", 1, R. N. Mukherjee Road, P. S. : Hare Street, P.O.: Lalbazar, Kolkata - 700 001, as true and lawful





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Constituted Attorney to do any act for the said trust and on behalf of the trust such acts, deeds, matters and things and for the purpose as hereinafter expressed.

NOW KNOW YE BY THESE PRESENTS That **INSTITUTE OF INTERNATIONAL TRADE** a registered Charitable Trust having its registered office at Premises No.6, Waterloo Street, 5th Floor, Room No. 504, P.O. & Police Station - Hare Street, Kolkata - 700 069, being represented by one of its Trustee **DR. DHANPATRAM AGARWAL**, son of Late Chandu Lal Agarwal, by faith - Hindu, by occupation - Business, residing at , Premises No.6, Waterloo Street, 5th Floor, Room No. 504, P.O. & Police Station - Hare Street, Kolkata - 700 073, do hereby and hereunder nominate Constitute, authorize, empower and appoint - **MARTIN BURN LIMITED** (PAN No. **AABCM9913A**) an existing Company under the provisions of the Companies Act, 1956 having its registered office at "Martin Burn House", 1, R. N. Mukherjee Road, P. S. : Hare Street, P.O.: Lalbazar, Kolkata - 700 001, being represented by its Director - **Mr. Sunil Fatehpuria (PAN : AADPF8732D)** and Director - **Mr. Manish Fatehpuria (PAN : AAGPF7925F)**, both son of Mr. Kedar Nath Fatehpuria, both residing at 62/17, Ballygunge Circular Road, P.S. & P.O.: Ballygunge, Kolkata - 700 019, to execute **jointly or severally** all or any of the following acts, deeds, things and matter in respect of the said property that is to say :

1. To take possession of the property mentioned in the Schedule herein below and also to make boundary demarcation on our behalf.
2. To manage, control and superintend in management of the scheduled property and develop the scheduled property for building/construction purpose and for the purpose aforesaid the said attorney is authorized and empowered to apply for mutation of any nature in the records of the municipalities, land revenue or such other offices/government authorities and all the requisite papers.





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3. To appoint government approved architect, engineer, L.B.S. etc. and to sign all plans and future modifications (with the consent of the owner) and other papers/ documents/ application and/or to take all steps on our behalf for obtaining sanction thereof from the Kalikapur-I Gram Panchayet/Zila Parishad after submission of the building plan before the Kalikapur-I Gram Panchayet/Zila Parishad or any other competent authority.
4. To obtain and apply for water connection, drainage connection, electricity connection and/or telephone connection, gas connection, sewerage, drainage, sanction plan, revised sanction plan, completion certificate and/or any other public utility services and to sign, execute and submit such necessary applications, papers and documents for the said purpose as may from time to time be necessary or required in relating to the said premises as our Attorney shall think fit and proper.
5. To appear for and represent me before all statutory bodies and/or in the office of the C.E.S.C./W.B.S.E.B./ Kalikapur-I Gram Panchayet/Zila Parishad, Government or Semi-Government authorities or any other concerned authorities for obtaining any license/ permission and in all other department or offices in connection with the scheduled property & to sort out any local issues amicably.
6. To do all such acts as the said attorney may think reasonable and for the said purpose of development and/or to execute any agreement for sale with any intending purchaser and to receive advance or advances & also balance consideration from the intending purchaser or purchasers in all respect without creating any liabilities upon the owners and or without making the owners liable for the same in any way. The developer only remains liable to the intending purchaser.





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7. To deliver possession, actual or constructive, as the case may be in respect of the flat(s)/unit(s)/garage(s) to be constructed on the schedule property in such manner as may be feasible to the transferee, or proposed transferee on behalf of the said trust, and to accept or take possession of such properties, obtained or to be obtained in exchange or in part or full payment of the consideration payable in respect of the transfer of the scheduled property and/or any part thereof on behalf of the said trust in such manner as may be feasible, expedient, or necessary in the circumstances of each of such cases.
8. To demand, sue for, enforce payment of, and receive and give effectual receipts and discharges for all moneys, securities for moneys, and legacies which we now process or to which the said trust is now entitled or which the trust may possess or to which the trust may become entitled or which are or may become entitled or which are or may become due, owing payable or transferable to the said trust from any person or persons.
9. To sign and give notices to anybody on behalf of the trust and to enforce all remedies open to the said trust in respect of the scheduled property and to enter upon the scheduled property whether for the purpose of viewing the state thereof or in exercise of any right of re-entry or other right of entry vested in the said trust.
10. To warn off and prohibit and if necessary proceed against in due form of all trespassers on the said scheduled property or properties steps whether by action or otherwise to abate all nuisances.
11. To sign and verify any petition, to affirm affidavits, enter or lodge any caveat or to apply for its discharge and to appoint any counsel, advocate or other lawyers and to do all other acts, deeds and things as may be





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necessary or requisite in connection with the management, control, development and supervision of the schedule property.

12. To institute, defend and prosecute, enforce or resist any suit or other actions, proceedings, appeals in any court anywhere within India, including civil, criminal, revenue or before tribunal on behalf of each and all co-owners and to execute warrant or attorney, vakalatnama and other authorities.
13. To apply for copies of the land revenue records, municipal records and such other office records of the authorities and to obtain the same.
14. To represent us before the state government, central government, Kalikapur-I Gram Panchayet/Zila Parishad, B.L. & L R.O., Land Revenue Authorities and other Authorities in relation to the said property or any part thereof.
15. To make, sign and verify all application or objections to appropriate authorities for all and any license permission or consent etc., required by law in connection with the management and development of our properties and to file applications to State or Central Government authorities raising objection against acquisitions or requisitions proceedings instead by the State Government or Central Government in respect of awards and/or compensation granted by the Government authorities and to acknowledge the same on behalf of the said trust.
16. To accept and withdraw on behalf of the said trust any compensation payable to the said trust for any purpose and to remit the same to said trust.






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17. To effect mutation or separation or holding in the revenue records and/or municipal records and sign all applications or objections subject to the authorities granted by this document.
18. To appear/represent before any A.D.S.R. Alipore, D.S.R. IV Alipore and A.R.A. I Kolkata, or any other Government authorities or any other authorities for purpose aforesaid on behalf of the said trust/Owner.
19. To sign all correspondences, applications, petitions, declarations, undertaking and other papers and documents in connection with the said property for the purpose aforementioned.
20. To make payment of all municipal taxes, land revenue and other charges in respect of the said property or properties.
21. To appoint any agent or agents necessary for the purpose aforesaid.
22. To appear in the court of law, both civil and criminal and all offices of the competent and/or connection authority or authorities and parties as may be necessary relating to my said immovable properties.
23. To retain and appoint advocate, lawyers and other law agent and to revoke and/or cancel such appointment from time to time as the said attorney shall think fit and proper.
24. To make sign, execute, affirm and verify all or any plaints, written statements, memo of appeals, revisions, applications, petitions, affidavits, declarations, vakalatnama and other papers and documents as may from time to time be required.
25. To represent the trust before the Hon'ble High Court at Calcutta and to sign all documents, petitions, applications, appeal and to sign statement and to verify the same on behalf of the said trust/owner and to swear affidavits being themselves on oath to a party or witness or accept services and to defend in suit, appeal or other proceedings in the High





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Court at Calcutta or before any officer whether in civil, criminal, revenue and for such purposes to appoint an Advocate, Pleader, Solicitor or agent.

26. To initiate, defend, settle and Compromise all of any suits, proceedings, litigations, disputes and differences concerning or relating to the said property or portion thereof for such consideration and on such terms and conditions as the said attorney shall think fit and proper and for the said purposes to sign, execute, affirm and verify all compromises settlement and other papers and documents.
27. Exclusive right to enter into any agreement for sale of flats, car parking space whether open or covered and other spaces including commercial, if any, and to receive from the intending Purchaser or Purchasers any earnest money and the balance of the consideration money for completion of such sale or sales and to give good valid receipts and discharges for the same which will protect the purchaser or purchasers, and to sign, execute and register the deed of conveyance in favour of the purchaser or purchasers mentioned in the Development Agreement dated 20.02.2018 vide Book No. I, Volume No. 1604-2018, Pages 45552 to 45610, Being No. 1787 for the year 2018 and also execute the deed of conveyance in favour of the purchaser or purchasers, on behalf of the said trust/owner.
28. The Developer herein shall be at liberty to sell, transfer and convey the Owner's allocation (i.e., 20% (twenty percent) share of the total constructed area of the building proposed to be erected thereon) unto and infavour of other willing buyer/s but after selling the aforesaid Owner's allocation, the Developer herein shall be bound to deposit the (i.e., 20% (twenty percent) share of the total received consideration amount on behalf of the Owner into the Owner's Bank Account, as mentioned in the Development Agreement dated 20.02.2018 vide Book No. I, Volume No. 1604-2018, Pages 45552 to 45610, Being No. 1787 for the year 2018.





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AND GENERALLY to do, execute and perform any other act or acts, deeds, matter or thing whatsoever which in the Opinion of the said Attorney ought to be done executed and performed in relation to the said property as fully and effectually as the trust could do the same as if personally present AND the trust hereby agree and undertake to ratify and confirm all and whatsoever the said attorney under this Power on behalf of the trust hereinbefore contained shall lawfully do, execute or perform in exercise of the Power, authorities and hereby conferred them any by virtue of this Deed.

SCHEDULE ABOVE REFERRED TO :

Description of the Entire Property

ALL THAT piece and parcel of homestead land measuring about 456 decimal more or less Sali land out of total land as per B.L. & L.R.O. Record 589 decimal but total area of land as per nine deeds measuring about 477 decimal, lying and situated in Mouza - Kalikapur, J.L. No. 95, R.S. Dag No.1602, 1603, 1604, 1605, 1221, 1222, 1622, 1623, 1624, 1625, corresponding to L.R. Dag No.1618, 1619, 1620, 1621, 1224, 1225, 1640, 1641, 1642, 1643, under R.S. Khatian No:827, 946, 242/972, 975, 408, R.S. Khatian No. 242 (L.R. Khatian No. 585, R.S. Khatian No. 247 (L.R. Khatian No. 585), R.S. Khatian No. 867, 868, 421, under L.R. Khatian No. 1767, P.O. & Police Station-Sonarpur, under Kalikapur -I Gram Panchayet, District 24 Parganas (South), PIN :: 743 613 butted and bounded as follows:

ON THE NORTH : By R. S. Dag No. 1255, 1601, 1600, 1606.

ON THE SOUTH : By 26' ft. wide road.

ON THE EAST : By R.S. Dag No. 1613, 1621, 1628, 1627.

ON THE WEST : By R. S. Dag No. 1254, 1233.





District Sub-Registrar
Registrar UPS 7(2)
Registration Act 1908
Alipore, South 24 Parganas
3 .12.2018

IN WITNESSES WHEREOF We the above named have set and subscribed our hands on the ^{3rd} day of July 2018.

SIGNED, SEALED AND DELIVERED

at Kolkata in the presence of:

WITNESSES:-

1. Sukanta Saha
Alipore Police Court
KM-22

For Institute of International Trade

Wahanes Laha
Trustee

2. VARUN FATEHPURIA
62/17 BALLYGUNGE
CIRCULAR ROAD
KOLKATA - 700019

SIGNATURE OF EXECUTANT

MARTIN BURN LIMITED

Sundhateh AVIN
MARTIN BURN LIMITED Director
Manish Fatehpuria

Director

SIGNATURE OF ATTORNEY

Drafted by:



Advocate
Alipore Court
Kol-700027
Printed by
Gariahat, Kol-700019.

Drafted by me
as per declaration
by the parties.
K.C. Karmaker
Advocate
High Court Calcutta
WP/867/183.



District Sub-Registrar-1
Registrar U/S 7(2) of
Registration Act 1908
Alipore, South 24 Parganas






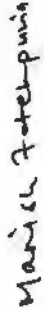
3 JUL 2018



Government of West Bengal



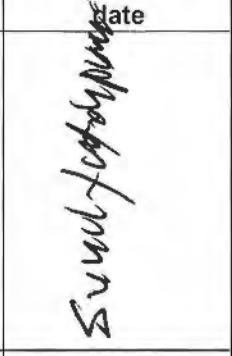
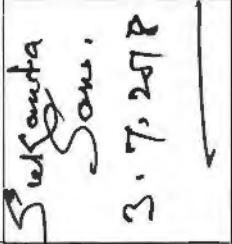
Department of Finance (Revenue) , Directorate of Registration and Stamp Revenue
OFFICE OF THE D.S.R. - IV SOUTH 24-PARGANAS, District Name :South 24-Parganas
Signature / LTI Sheet of Query No/Year 16041000167644/2018

I. Signature of the Person(s) admitting the Execution at Private Residence.

Sl No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
1	Dr DHANPATRAM AGARWAL 5TH FLOOR,ROOM NO.-504, 1, Waterloo Street, P.O:- HARE STREET, P.S:- Hare Street, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700001	Representative of Principal [INSTITUTE OF INTERNATIONAL TRADE]			 03/07/2018
2	Mr MANISH FATEHPURIA 62/17, Ballygunge Circular Road, P.O:- BALLYGUNGE, P.S:- Bullygunge, District:- South 24-Parganas, West Bengal, India, PIN - 700019	Representative of Attorney [MARTIN BURN LIMITED]			 3.7.2018



I. Signature of the Person(s) admitting the Execution at Private Residence.

SI No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
3	Mr SUNIL FATEHPURIA 62/17 BALLYGUNGE CIRCULAR RD, P.O:- BALLYGUNGE, P.S:- Bullygunge, Kolkata, District:-South 24- Parganas, West Bengal, India, PIN - 700019	Representative of Attorney [MARTIN BURN LIMITED]			
SI No.	Name and Address of identifier	Identifier of		Signature with date	
1	Mr SUKANTA SANA Son of Late ARUN KR SANA SUKANTA PALLY BHANTA, P.O:- SOUTH GARIA, P.S:- Baruipur, District:-South 24-Parganas, West Bengal, India, PIN - 743613	Dr DHANPATRAM AGARWAL, Mr MANISH FATEHPURIA, Mr SUNIL FATEHPURIA			

(Pradipta Kishore Guha)

DISTRICT SUB-
REGISTRAR

OFFICE OF THE D.S.R. -
IV SOUTH 24-PARGANAS

South 24-Parganas, West
Bengal





SPECIMEN FORM FOR TEN FINGERPRINTS



Shoukat Ahmad

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



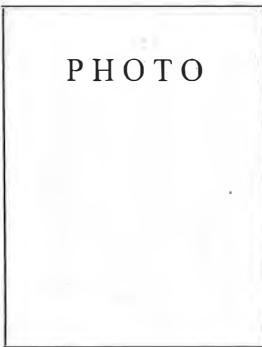
Muhammad Arshad

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



Suifatabh Purni

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



PHOTO

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



Registrar
Registrar U/s 7(2) of
Registration Act 1908
Alipore, South 24 Parganas
3 JUL 2018



For Institute of International Trade

Changur Ravi Aggarwal

Trustee



आयकर विभाग
INCOME TAX DEPARTMENT


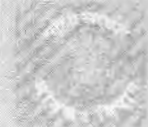

भारत सरकार
GOVT OF INDIA

DHANPAT RAM AGARWAL
CHANDULAL AGARWAL

13/01/1959
Permanent Account Number

ACZPA4900E

Dhanpat Ram Agarwal
Signature



Dhanpat Ram Agarwal





स्थाई लेखा संख्या /PERMANENT ACCOUNT NUMBER
AABCM9913A



नाम /NAME

MARTIN BURN LIMITED

निगमन/बनने की तिथि /DATE OF INCORPORATION/FORMATION

24-04-1946

K. Mas

आयकर आयुक्त, प.बं.-XI

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

MARTIN BURN LTD

Sunil Kumar
DIRECTOR

MARTIN BURN LTD

Manish K. Chatterjee
DIRECTOR



आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT OF INDIA

SUNIL FATEHPURIA
KEDAR NATH FATEHPURIA

31/03/1966
Permanent Account Number
AADPF8732D

Sunil Fatehpuria
Signature



Sunil Fatehpuria

In case this card is lost/ found, kindly inform /return to
Income Tax PAN Services Unit, UTITSI
Plot No. 3, Sector 11, CBD Belapur,
Navi Mumbai - 400 614.

इस कार्ड के खोने/पाने पर कृपया सूचित करें/लौटायें :
आयकर सेवा यूनिट, य.टी.टी.सी.
प्लॉट नं. 3, सेक्टर 11, सी.बी.डी. बेलपुर,
नवी मुंबई - 400 614





आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

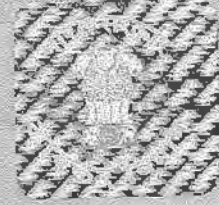
MANISH FATEHPURIA

KEDAR NATH FATEHPURIA

05/03/1973
Permanent Account Number

AAGPF7925F

Manish Fatehpuria
Signature



03052008

Manish Fatehpuria





ভারতীয় বিশিষ্ট পরিচয় প্রাধিকরণ
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

ঠিকানা:
62/১৭, বালিগঞ্জ সার্কুলার রোড,
বালিগঞ্জ, বালিগঞ্জ, কোলকাতা,

Address:
62/17, BALLYGUNGE
CIRCULAR ROAD,
BALLYGUNGE, Ballygunge
S.O, Ballygunge, Kolkata,
West Bengal, 700019



www.uidai.gov.in info@uidai.gov.in P.O. Box No.1947,
Bengaluru-560 001

Manish Fotehpur



Government of West Bengal
Directorate of Registration & Stamp Revenue

e-Assessment Slip

Query No / Year	1604-1000167644/2018	Office where deed will be registered
Query Date	21/06/2018 12:56:33 PM	D.S.R. - IV SOUTH 24-PARGANAS, District: South 24-Parganas
Applicant Name, Address & Other Details	SUKANTA SANA OLD POST OFFICE ST, Thana : Hare Street, District : Kolkata, WEST BENGAL, PIN - 700001, Mobile No. : 8337053433, Status :Others	
Transaction	Additional Transaction	
[0138] Sale, Development Power of Attorney after Registered Development Agreement		
Set Forth value	Market Value	
Rs. 100/-	Rs. 7,59,24,000/-	
Total Stamp Duty Payable(SD)	Total Registration Fee Payable	
Rs. 50/- (Article:48(g))	Rs. 39/- (Article:E, M(b), H)	
Mutation Fee Payable	Expected date of Presentation of Deed	Amount of Stamp Duty to be Paid by Non Judicial Stamp
		Rs. 100/-
Remarks	Development Power of Attorney after Registered Development Agreement of [Deed No/Year]:- 160401787/2018	

Land Details :

District: South 24-Parganas, P.S:- Sonarpur, Gram Panchayat: KALIKAPUR-I, Mouza: Kalikapore

Sch No	Plot Number	Khatian Number	Land Use Proposed	ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	RS-1602	RS-585	Bastu	Shali	200 Dec	10/-	3,36,00,000/-	Width of Approach Road: 26 Ft., Adjacent to Metal Road,
L2	RS-1603	RS-585	Bastu	Shali	17 Dec	10/-	28,56,000/-	Width of Approach Road: 26 Ft., Adjacent to Metal Road,
L3	RS-1604	RS-585	Bastu	Shali	11 Dec	10/-	18,48,000/-	Width of Approach Road: 26 Ft., Adjacent to Metal Road,
L4	RS-1605	RS-585	Bastu	Shali	120,Dec	10/-	2,01,60,000/-	Width of Approach Road: 26 Ft., Adjacent to Metal Road,
L5	RS-1221	RS-585	Bastu	Shali	55 Dec	10/-	85,80,000/-	Width of Approach Road: 26 Ft., Adjacent to Metal Road,



L6	RS-1222	RS-585	Bastu	Shali	2 Dec	10/-	3,12,000/-	Width of Approach Road: 26 Ft., Adjacent to Metal Road,
L7	RS-1622	RS-1767	Bastu	Shali	14 Dec	10/-	23,52,000/-	Width of Approach Road: 26 Ft., Adjacent to Metal Road,
L8	RS-1623	RS-1767	Bastu	Shali	15 Dec	10/-	25,20,000/-	Width of Approach Road: 26 Ft., Adjacent to Metal Road,
L9	RS-1624	RS-1767	Bastu	Shali	11 Dec	10/-	18,48,000/-	Width of Approach Road: 26 Ft., Adjacent to Metal Road,
L10	RS-1625	RS-1767	Bastu	Shali	11 Dec	10/-	18,48,000/-	Width of Approach Road: 26 Ft., Adjacent to Metal Road,
		TOTAL :			456Dec	100 /-	759,24,000 /-	
	Grand Total :				456Dec	100 /-	759,24,000 /-	

Principal Details :

SI No	Name & address	Status	Execution Admission Details :
1	INSTITUTE OF INTERNATIONAL TRADE 5TH FLOOR, ROOM NO.504, 6, Waterloo Street, P.O:- HARE STREET, P.S:- Hare Street, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700069 , PAN No.:: AAATI4516R, Status :Organization, Executed by: Representative	Organization	Executed by: Representative

Attorney Details :

SI No	Name & address	Status	Execution Admission Details :
1	MARTIN BURN LIMITED MARTIN BURN HOUSE, 1, Rajendra Nath Mukherjee Road, P.O:- LALBAZAR, P.S:- Hare Street, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700001 , PAN No.:: AABCM9913A, Status :Organization, Executed by: Representative	Organization	Executed by: Representative

Representative Details :

SI No	Name & Address	Representative of
1	Dr DHANPATRAM AGARWAL Son of Late CHANDU LAL AGARWAL 5TH FLOOR, ROOM NO.-504, 1, Waterloo Street, P.O:- HARE STREET, P.S:- Hare Street, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700001 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: ACZPA4900E	INSTITUTE OF INTERNATIONAL TRADE (as TRUSTEE)



2	Mr MANISH FATEHPURIA Son of Mr KEDAR NATH FATEHPURIA62/17, Ballygunge Circular Road, P.O:- BALLYGUNGE, P.S:- Bullygunge, District:-South 24-Parganas, West Bengal, India, PIN - 700019 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AAGPF7925F	MARTIN BURN LIMITED (as DIRECTOR)
3	Mr SUNIL FATEHPURIA Son of Mr KEDAR NATH FATEHPURIA62/17 BALLYGUNGE CIRCULAR RD, P.O:- BALLYGUNGE, P.S:- Bullygunge, Kolkata, District:-South 24-Parganas, West Bengal, India, PIN - 700019 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AAGPF7925F	MARTIN BURN LIMITED (as DIRECTOR)

Identifier Details :

Name & address	
Mr SUKANTA SANA Son of Late ARUN KR SANA SUKANTA PALLY BHANTA, P.O:- SOUTH GARIA, P.S:- Baruipur, District:-South 24-Parganas, West Bengal, India, PIN - 743613, Sex: Male, By Caste: Hindu, Occupation: Professionals, Citizen of: India, , Identifier Of Dr DHANPATRAM AGARWAL, Mr MANISH FATEHPURIA, Mr SUNIL FATEHPURIA	
	N

Transfer of property for L1		
SI.No	From	To. with area (Name-Area)
1	INSTITUTE OF INTERNATIONAL TRADE	MARTIN BURN LIMITED-200 Dec
Transfer of property for L10		
SI.No	From	To. with area (Name-Area)
1	INSTITUTE OF INTERNATIONAL TRADE	MARTIN BURN LIMITED-11 Dec
Transfer of property for L2		
SI.No	From	To. with area (Name-Area)
1	INSTITUTE OF INTERNATIONAL TRADE	MARTIN BURN LIMITED-17 Dec
Transfer of property for L3		
SI.No	From	To. with area (Name-Area)
1	INSTITUTE OF INTERNATIONAL TRADE	MARTIN BURN LIMITED-11 Dec
Transfer of property for L4		
SI.No	From	To. with area (Name-Area)
1	INSTITUTE OF INTERNATIONAL TRADE	MARTIN BURN LIMITED-120 Dec



Transfer of property for L5		
Sl.No	From	To. with area (Name-Area)
1	INSTITUTE OF INTERNATIONAL TRADE	MARTIN BURN LIMITED-55 Dec
Transfer of property for L6		
Sl.No	From	To. with area (Name-Area)
1	INSTITUTE OF INTERNATIONAL TRADE	MARTIN BURN LIMITED-2 Dec
Transfer of property for L7		
Sl.No	From	To. with area (Name-Area)
1	INSTITUTE OF INTERNATIONAL TRADE	MARTIN BURN LIMITED-14 Dec
Transfer of property for L8		
Sl.No	From	To. with area (Name-Area)
1	INSTITUTE OF INTERNATIONAL TRADE	MARTIN BURN LIMITED-15 Dec
Transfer of property for L9		
Sl.No	From	To. with area (Name-Area)
1	INSTITUTE OF INTERNATIONAL TRADE	MARTIN BURN LIMITED-11 Dec

Note:

1. If the given information are found incorrect, then the assessment made stands invalid.
2. Query is valid for 30 days (i.e. upto 21/07/2018) for e-Payment. Assessed market value & Query is valid for 44 days (i.e. upto 04/08/2018) for registration.
3. Standard User charge of Rs. 240/- (Rupees Two hundred forty) only includes all taxes per document upto 17 (seventeen) pages and Rs 7/- (Rupees seven) only for each additional page will be applicable.
4. e-Payment of Stamp Duty and Registration Fees can be made if Stamp Duty or Registration Fees payable is more than Rs. 5000/-.
5. e-Payment is compulsory if Stamp Duty payable is more than Rs.10,000/- or Registration Fees payable is more than 5,000/- or both w.e.f 2nd May 2017.
6. Web-based e-Assessment report is provisional one and subjected to final verification by the concerned Registering Officer.
7. Quoting of PAN of Seller and Buyer is a must when the market value of the property exceeds Rs. 10 lac (Income Tax Act, 1961). If the party concerned does not have a PAN, he/she has to submit a declaration in form no. 60 together with all particulars as required



8. Rs 50/- (Rupees fifty) only will be charged from the Applicant for issuing of this e-Assessment Slip if the property under transaction situates in Municipality/Municipal Corporation/Notified Area.
9. Mutation fees are also collected if stamp duty and registration fees are paid electronically i.e. through GRIPS. If those are not paid through GRIPS then mutation fee are required to be paid at the concerned BLLRO office.



Major Information of the Deed

Deed No :	I-1604-04336/2018	Date of Registration	05/07/2018
Query No / Year	1604-1000167644/2018	Office where deed is registered	
Query Date	21/06/2018 12:56:33 PM	D.S.R. - IV SOUTH 24-PARGANAS, District: South 24-Parganas	
Applicant Name, Address & Other Details	SUKANTA SANA OLD POST OFFICE ST,Thana : Hare Street, District : Kolkata, WEST BENGAL, PIN - 700001, Mobile No. : 8337053433, Status :Others		
Transaction	Additional Transaction		
[0138] Sale, Development Power of Attorney after Registered Development Agreement			
Set Forth value	Market Value		
Rs. 100/-	Rs. 7,59,24,000/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 50/- (Article:48(g))	Rs. 39/- (Article:E, M(b), H)		
Remarks	Development Power of Attorney after Registered Development Agreement of [Deed No/Year]:- 160401787/2018		

Land Details :

District: South 24-Parganas, P.S:- Sonarpur, Gram Panchayat: KALIKAPUR-I, Mouza: Kalikapore

Sch No	Plot Number	Khatian Number	Land Use Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	RS-1602	RS-585	Bastu	Shali	200 Dec	10/-	3,36,00,000/-	Width of Approach Road: 26 Ft., Adjacent to Metal Road,
L2	RS-1603	RS-585	Bastu	Shali	17 Dec	10/-	28,56,000/-	Width of Approach Road: 26 Ft., Adjacent to Metal Road,
L3	RS-1604	RS-585	Bastu	Shali	11 Dec	10/-	18,48,000/-	Width of Approach Road: 26 Ft., Adjacent to Metal Road,
L4	RS-1605	RS-585	Bastu	Shali	120 Dec	10/-	2,01,60,000/-	Width of Approach Road: 26 Ft., Adjacent to Metal Road,
L5	RS-1221	RS-585	Bastu	Shali	55 Dec	10/-	85,80,000/-	Width of Approach Road: 26 Ft., Adjacent to Metal Road,
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L7	RS-1622	RS-1767	Bastu	Shali	14 Dec	10/-	23,52,000/-	Width of Approach Road: 26 Ft., Adjacent to Metal Road,

Major Information of the Deed :- I-1604-04336/2018-05/07/2018



L8	RS-1623	RS-1767	Bastu	Shali	15 Dec	10/-	25,20,000/-	Width of Approach Road: 26 Ft., Adjacent to Metal Road,
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		TOTAL :			456Dec	100 /-	759,24,000 /-	
		Grand Total :			456Dec	100 /-	759,24,000 /-	

Principal Details :

SI No	Name,Address,Photo,Finger print and Signature
1	INSTITUTE OF INTERNATIONAL TRADE 5TH FLOOR,ROOM NO.504, 6, Waterloo Street, P.O:- HARE STREET, P.S:- Hare Street, Kolkata, District:- Kolkata, West Bengal, India, PIN - 700069 , PAN No.:: AAATI4516R, Status :Organization, Executed by: Representative, Executed by: Representative

Attorney Details :

SI No	Name,Address,Photo,Finger print and Signature
1	MARTIN BURN LIMITED MARTIN BURN HOUSE, 1, Rajendra Nath Mukherjee Road, P.O:- LALBAZAR, P.S:- Hare Street, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700001 , PAN No.:: AABCM9913A, Status :Organization, Executed by: Representative

Representative Details :

SI No	Name,Address,Photo,Finger print and Signature
1	Dr DHANPATRAM AGARWAL Son of Late CHANDU LAL AGARWAL 5TH FLOOR,ROOM NO.-504, 1, Waterloo Street, P.O:- HARE STREET, P.S:- Hare Street, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700001, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: ACZPA4900E Status : Representative, Representative of : INSTITUTE OF INTERNATIONAL TRADE (as TRUSTEE)
2	Mr MANISH FATEHPURIA (Presentant) Son of Mr KEDAR NATH FATEHPURIA 62/17, Ballygunge Circular Road, P.O:- BALLYGUNGE, P.S:- Ballygunge, District:-South 24-Parganas, West Bengal, India, PIN - 700019, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AAGPF7925F Status : Representative, Representative of : MARTIN BURN LIMITED (as DIRECTOR)
3	Mr SUNIL FATEHPURIA Son of Mr KEDAR NATH FATEHPURIA 62/17 BALLYGUNGE CIRCULAR RD, P.O:- BALLYGUNGE, P.S:- Ballygunge, Kolkata, District:-South 24-Parganas, West Bengal, India, PIN - 700019, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AAGPF7925F Status : Representative, Representative of : MARTIN BURN LIMITED (as DIRECTOR)

Major Information of the Deed :- I-1604-04336/2018-05/07/2018



Identifier Details :

Name & address	
Mr SUKANTA SANA Son of Late ARUN KR SANA SUKANTA PALLY BHANTA, P.O:- SOUTH GARIA, P.S:- Baruipur, District:-South 24-Parganas, West Bengal, India, PIN - 743613, Sex: Male, By Caste: Hindu, Occupation: Professionals, Citizen of: India, , Identifier Of Dr DHANPATRAM AGARWAL, Mr MANISH FATEHPURIA, Mr SUNIL FATEHPURIA	

Major Information of the Deed :- I-1604-04336/2018-05/07/2018



Transfer of property for L1		
Sl.No	From	To. with area (Name-Area)
1	INSTITUTE OF INTERNATIONAL TRADE	MARTIN BURN LIMITED-200 Dec
Transfer of property for L10		
Sl.No	From	To. with area (Name-Area)
1	INSTITUTE OF INTERNATIONAL TRADE	MARTIN BURN LIMITED-11 Dec
Transfer of property for L2		
Sl.No	From	To. with area (Name-Area)
1	INSTITUTE OF INTERNATIONAL TRADE	MARTIN BURN LIMITED-17 Dec
Transfer of property for L3		
Sl.No	From	To. with area (Name-Area)
1	INSTITUTE OF INTERNATIONAL TRADE	MARTIN BURN LIMITED-11 Dec
Transfer of property for L4		
Sl.No	From	To. with area (Name-Area)
1	INSTITUTE OF INTERNATIONAL TRADE	MARTIN BURN LIMITED-120 Dec
Transfer of property for L5		
Sl.No	From	To. with area (Name-Area)
1	INSTITUTE OF INTERNATIONAL TRADE	MARTIN BURN LIMITED-55 Dec
Transfer of property for L6		
Sl.No	From	To. with area (Name-Area)
1	INSTITUTE OF INTERNATIONAL TRADE	MARTIN BURN LIMITED-2 Dec
Transfer of property for L7		
Sl.No	From	To. with area (Name-Area)
1	INSTITUTE OF INTERNATIONAL TRADE	MARTIN BURN LIMITED-14 Dec
Transfer of property for L8		
Sl.No	From	To. with area (Name-Area)
1	INSTITUTE OF INTERNATIONAL TRADE	MARTIN BURN LIMITED-15 Dec
Transfer of property for L9		
Sl.No	From	To. with area (Name-Area)
1	INSTITUTE OF INTERNATIONAL TRADE	MARTIN BURN LIMITED-11 Dec

Major Information of the Deed :- I-1604-04336/2018-05/07/2018



Endorsement For Deed Number : I - 160404336 / 2018

On 21-06-2018

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 7,59,24,000/-



Pradipta Kishore Guha
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - IV SOUTH 24-
PARGANAS
South 24-Parganas, West Bengal

On 03-07-2018

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

Presented for registration at 16:35 hrs on 03-07-2018, at the Private residence by Mr MANISH FATEHPURIA ,

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

Execution is admitted on 03-07-2018 by Dr DHANPATRAM AGARWAL, TRUSTEE, INSTITUTE OF INTERNATIONAL TRADE, 5TH FLOOR,ROOM NO.504, 6, Waterloo Street, P.O:- HARE STREET, P.S:- Hare Street, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700069

Indetified by Mr SUKANTA SANA, , Son of Late ARUN KR SANA, SUKANTA PALLY BHANTA, P.O: SOUTH GARIA, Thana: Baruipur, , South 24-Parganas, WEST BENGAL, India, PIN - 743613, by caste Hindu, by profession Professionals

Execution is admitted on 03-07-2018 by Mr MANISH FATEHPURIA, DIREECTOR, MARTIN BURN LIMITED, MARTIN BURN HOUSE, 1, Rajendra Nath Mukherjee Road, P.O:- LALBAZAR, P.S:- Hare Street, Kolkata, District:- Kolkata, West Bengal, India, PIN - 700001

Indetified by Mr SUKANTA SANA, , Son of Late ARUN KR SANA, SUKANTA PALLY BHANTA, P.O: SOUTH GARIA, Thana: Baruipur, , South 24-Parganas, WEST BENGAL, India, PIN - 743613, by caste Hindu, by profession Professionals

Execution is admitted on 03-07-2018 by Mr SUNIL FATEHPURIA, DIRECTOR, MARTIN BURN LIMITED, MARTIN BURN HOUSE, 1, Rajendra Nath Mukherjee Road, P.O:- LALBAZAR, P.S:- Hare Street, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700001

Major Information of the Deed :- I-1604-04336/2018-05/07/2018



Indetified by Mr SUKANTA SANA, , Son of Late ARUN KR SANA, SUKANTA PALLY BHANTA, P.O: SOUTH GARIA, Thana: Baruipur, , South 24-Parganas, WEST BENGAL, India, PIN - 743613, by caste Hindu, by profession Professionals



Pradipta Kishore Guha
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - IV SOUTH 24-
PARGANAS
South 24-Parganas, West Bengal

On 05-07-2018

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.

Payment of Fees

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

Payment of Stamp Duty

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

1. Stamp: Type: Impressed, Serial no 95048, Amount: Rs.50/-, Date of Purchase: 16/02/2018, Vendor name: Anjushree Banerjee



Pradipta Kishore Guha
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - IV SOUTH 24-
PARGANAS
South 24-Parganas, West Bengal

Major Information of the Deed :- I-1604-04336/2018-05/07/2018

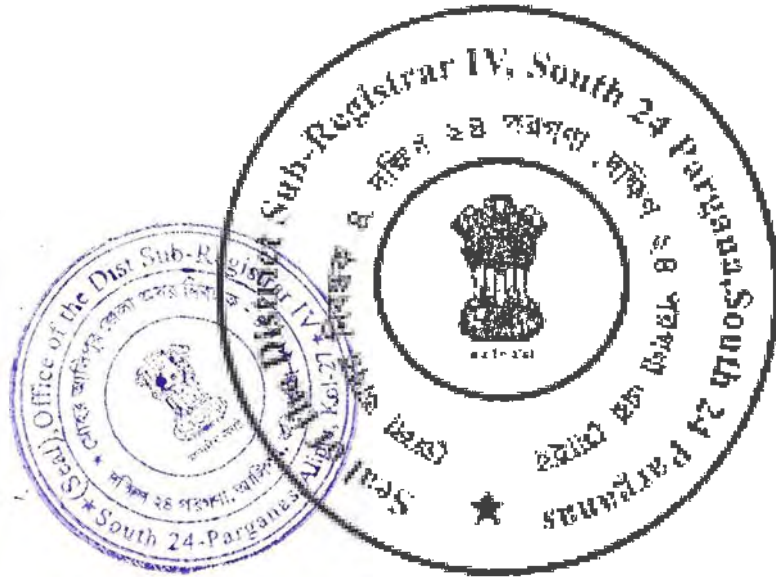


Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1604-2018, Page from 127232 to 127262

being No 160404336 for the year 2018.



Pradipta

Digitally signed by PRADIPTA KISHORE GUHA

Date: 2018.07.10 15:19:51 +05:30

Reason: Digital Signing of Deed.



(Pradipta Kishore Guha) 10-07-2018 15:18:38
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - IV SOUTH 24-PARGANAS
West Bengal.

(This document is digitally signed.)