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পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

C. Case No. Dt. 31/7/19
 J (I) Re. 250/- AB 846897
 J (II) Re. 250/-
 Total Re. 250/-
 Realised on 300/-

DEVELOPMENT POWER OF ATTORNEY

KNOW ALL MEN BY THESE PRESENTS THAT, (1) SMT TAPASHI SHOME, PAN-FDHPS8470R, wife of Late Taraknath Shome, by faith-Hindu, by occupation-home maker, by nationality - Indian, (2) SRI TANMOY SHOME, CWIPS4323J, son of Late Taraknath Shome, by faith-Hindu, by occupation-Service, by nationality - Indian, (3) SRI KALYANMOY SHOME, PAN-ETQPS3400F, son of Late Taraknath Shome, by faith-Hindu, by occupation-Service, by nationality - Indian, all are residing at 23/1, Naktala Road, P.O. Naktala, Police Station - Netajinagar, Kolkata - 700047,, hereinafter called and referred to as the **OWNERS** (which expression shall unless excluded by or repugnant to the context be deemed to mean and include their heirs, executors, administrators, legal representatives, and assigns) of the **ONE PART.**

Verified that the document is admitted to registration. The signature sheet/s and the endorsement sheets attached with this document are the part of this document

AND

District Sub-Registrar,
Apore South, 24 Pargan

02 AUG 2019

SREERAM NIEMAN (P) LTD.

Director

20 JUN 2019

15052

No.....Rs- **100/-** Date.....

Name: *Tapashi Shome and others*

Address: *23/1, Naktala Road, P.S. Natrajnagar, Kol-47*

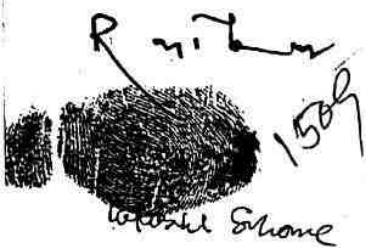
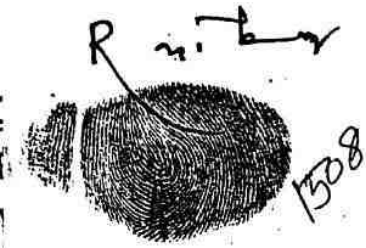
Vendor:.....

Alipur Collectorate, 24 Pgs. (S)

SUBHANKAR DAS

STAMP VENDOR

Alipur Police Court, Kol-27



Tapashi Shome



Tannoy Shome



Kalyanmoy Shome



7

Identified by
Susan Jit Jana
daughter of Sri. Sisir Kumar Jana
1/101 Naktala, P.S. Natrajnagar
Kolkata - 700047

District Registrar-i
Alipore, South 24 Parganas

31 JUL 2019

SREERAM NIRMAL LTD.

Director

M/S. SREE RAM NIRMAN PRIVATE LIMITED, PAN-AAUCS1793D, a company incorporated under the Companies Act. 1956, having its registered Office at 1/78, Naktala, Post Office-Naktala, Police Station - Patuli now Netaji Nagar, Kolkata-700047, District - South -24-Pargnas represented by its Director **SRI RAJIB DEY**, PAN - ADSPD1437F, Son of Sri Subhas Chandra Dey, By Occupation- Business, residing at 40, South Raynagar, Bansdroni, P.O. Bansdroni, P.S. Regent Park now Bansdroni, Kolkata-700070, District South 24-Parganas, hereinafter referred to as the **DEVELOPER** (which term or expression unless excluded by or repugnant to the context shall deem to mean and include its Successors-in-Office, legal representatives, executors, administrators and assigns) of the **OTHER PART.**

WHEREAS by virtue of a registered Saaf Kobala dated 26/07/1976 written in bengali which was registered at District Sub-Registry Office Alipore, Vide Book No.I, Volume NO.62, pages 109 to 118, being No.2497, for the year 1976, one Subodh Kumar Shome became the owner of the land measuring about 5 Cottahs 3 Chittacks be the same or more or less of land at Premises No. 23/1, Naktala Road, Police Station - Netajinagar, Kolkata - 700047.

AND WHEREAS the said Subodh Kumar Shome died intestate on 06/05/1999 and leaving behind his surviving wife Rekha Shome and one son namely Taraknath Shome and one daughter namely Gopa Mitra as his only legal heirs and after that the said Rekha shome and Taraknath Shome and Gopa Mitra became the owner of undivided and un-demarcated 1/3rd share each in respect of the immovable property morefully described in Schedule-A herein below.

AND WHEREAS the said Taraknath Shome died intestate on 21/08/2003 leaving behind his mother namely Rekha Shome and his widow namely Tapashi Shome and two sons namely Tanmoy Shome and Kalyanmoy Shome as his only legal heirs and thereby they became the joint owner of each having undivided and un-demarcated 1/4th share from the share of the

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Director



said Taraknath Shome now deceased i.e. $1/12^{\text{th}}$ share of land measuring about 5 Cottahs 3 chittacks situated at Premises No. 23/1, Naktala Road, Police Station - Netajinagar, Kolkata - 700047 thereby Rekha Shome became the owner of $1/3^{\text{rd}} + 1/12^{\text{th}} = 5/12^{\text{th}}$ Share.

AND WHEREAS thereafter the said Rekha Shome died intestate on 29/10/2004 leaving behind her married daughter namely Gopa Mitra and the surviving legal heirs of her deceased son namely Tapashi Shome and two sons namely Tanmoy Shome and Kalyanmoy Shome as the only legal heirs of her undivided and un-demarcated $5/12^{\text{th}}$ share in respect of the said landed property and accordingly said Tapashi Shome and Tanmoy Shome and Kalyanmoy Shome each having undivided and un-demarcated $1/2$ of $5/12 = 5/24^{\text{th}}$ share and said Gopa Mitra became the owner of the undivided and un-demarcated $1/3^{\text{rd}} + 5/24^{\text{th}} = 13/24^{\text{th}}$ share.

AND WHEREAS said Tapashi Shome and Tanmoy Shome and Kalyanmoy Shome the legal heirs of Taraknath Shome obtained their share jointly i.e. undivided and un-demarcated $1/4^{\text{th}} + 5/24^{\text{th}} = 11/24$ share of land measuring about 5 Cottahs 3 chittacks situated at Premises No. 23/1, Naktala Road, Police Station - Netajinagar, Kolkata - 700047.

AND WHEREAS said Gopa Mitra on 21/06/19 due to her urgent need of money sold conveyed and transferred her undivided and un-demarcated share in favour of Tapashi Shome and Tanmoy Shome and Kalyanmoy Shome jointly for a valuable consideration by virtue of a registered sale deed which was registered in the office of the A.D.S.R. Alipore, South 24 Parganas, Vide Deed No.....4566/19..., for the year 2019 and thereby the first part herein became the joint owners of the land measuring about 5 Cottahs 3 chittacks be the same or a little more or less situated at Premises No. 23/1, Naktala Road, Police Station - Netajinagar, Kolkata - 700047 vide Assessee No.211000601140.

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Director

R. N. S.

AND WHEREAS being thus the absolute joint owner of the said property, for the purpose of better enjoyment of the same, the Owner herein is desirous and willing to develop and promote the said property as mentioned in the Schedule 'A' below by way of constructing a multi-storied building on or upon the said property through the help and assistance of a suitable Developer, as the owner have no sufficient time and to execute or perform the development and/or construction work upon the said property.

AND WHEREAS having come to know such intention and desire of the land owner, the Developer herein approached the Owner for development of the said property by way of raising construction thereon as per sanctioned building plan.

AND WHEREAS the Second Party/ developer after proper inspection of the said land & the building thereon being interested to develop by demolishing & erecting new building/buildings thereon has approached to the First Party/the Land Owners herein and the first party considering the proposal of joint venture programmed financially viable have agreed to do the same for their mutual benefits.

AND WHEREAS in respect of the development of the said property described in the Schedule 'A' below it has been agreed by and between the Owner and the Developer to construct a G+4 storied building as per sanctioned building plan to be sanctioned by the Kolkata Municipal Corporation, containing several flats, as per Building Plan thereon. The Owner accepts the said proposal of promotion work of the said property.

AND WHEREAS the Second Party/Developer after proper inspection of the said land & the building thereon being interested to develop the said property by demolishing the old building & erecting a new building thereon has approached to the First Party/the Land Owners herein and the first party considering the proposal of the joint venture programmed financially viable has agreed to do the same for mutual benefits.

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Director

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AND WHEREAS due to lack of experience as well as the paucity of fund the Principals/owners have entered into a registered Development Agreement on 21.07.1992, vide Book No.I, Deed No.F-160102334, D.S.R.-I, Alipore, with M/S. M/S. SREE RAM NIRMAN PRIVATE LIMITED, PAN-AAUCS1793D, a company incorporated under the Companies Act. 1956, having its registered Office at 1/78, Naktala, Post Office-Naktala, Police Station - Patuli now Netaji Nagar, Kolkata-700047, District - South -24-Pargnas represented by its Director SRI RAJIB DEY, PAN - ADSPD1437F, Son of Sri Subhas Chandra Dey, By Occupation- Business, residing at 40, South Raynagar, Bansdroni, P.O. Bansdroni, P.S. Regent Park now Bansdroni, Kolkata-700070, District South 24-Parganas, as a **DEVELOPER** to erect and complete the construction of a multistoried building with lift facility in my aforesaid **SCHEDULE** mentioned property in accordance with the Building Plan to be sanctioned from Kolkata Municipal Corporation, in my name, in order to erect a Ground Plus Four storied building in the **SCHEDULE** mentioned property.

AND WHEREAS as we are busy in our individual works hence it is not possible for us to manage, look after or control or supervise personally and / or to represent everywhere in connection with the proposed project or construction work and / or to do other various analogous or ancillary acts, deeds, and things personally or jointly.

AND WHEREAS to construct the afore stated proposed building as mentioned in the said Development Agreement at the cost of the **DEVELOPER**, We, the **PRINCIPALS/OWNERS** herein, do hereby nominate, appoint and constitute the said M/S. SREE RAM NIRMAN PVT. LTD. PAN-AAUCS1793D, a company incorporated under the Companies Act. 1956, having its registered Office at 1/78, Naktala, Post Office-Naktala, Police Station - Patuli now Netaji Nagar, Kolkata-700047, District - South -24-Pargnas represented by its Director SRI RAJIB DEY, PAN - ADSPD1437F, Son of Sri Subhas Chandra Dey, By Occupation- Business, residing at 40, South Raynagar, Bansdroni, P.O. Bansdroni, P.S. Regent Park now Bansdroni, Kolkata-700070, District South 24-Parganas hereinafter called

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R. Rajib Dey

Director

R. Rajib Dey

as our Lawful Attorney to do all acts, deeds and things in the manner followings :-

1. To look after and manage the **SCHEDULE** mentioned property on our behalf.
2. To look after and to control all the affairs for the development or the **SCHEDULE** mentioned property and construction of an apartment / Ground Plus four storied building in accordance with the sanctioned Building Plan obtained from Kolkata Municipal Corporation, on our behalf in our joint names at the cost of the **DEVELOPER / ATTORNEY.**
3. To sign & submit Building Plans for sanction from Kolkata Municipal Corporation, letter's correspondences, deviation, alteration, modification, modified, conversation, conversations, revise sanction building plan and document and to receive all papers, Boundary Declaration, KMC Gift, Common passage, Splats Corner, amalgamate Deed, amalgamate Deed of Deceleration, B/S maps or plans from the Kolkata Municipal Corporation or other local authorities and for that purpose to sign and grant proper and effectual receipts and discharges.
4. To execute and submit all Building Plans for sanction Development Plans, Documents Statements, Papers, Undertakings, Declarations, may be required for necessary, modification and / or alteration of sanctioned Plan by the Kolkata Municipal Corporation.
5. To appear and represent on behalf of the Principals i.e. Land Owners herein on or before any necessary authorities including the Kolkata Municipal Corporation, fire brigade, Police Station, necessary Departments of Government of West Bengal, in connection with any modification and/or alteration of Development Plans or revise sanction Plan for the above mentioned property.
6. To pay fees for modification and such other orders and permissions from the necessary authorities on our behalf as required for modification and / or alteration of the said sanctioned Building Plan from Kolkata Municipal Corporation, Plans and also to submit and

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- take delivery of title Deeds concerning the **SCHEDULE** mentioned property and also take other papers and documents as may be required by the necessary authorities and appoint engineers, Architects and other Agents and Sub-Contractor for the aforesaid purposes as the said Attorney shall think fit and proper.
7. To receive the excess amount of fees, if any, paid for the purpose of sanction, modification and / or alteration of the sanctioned Plans to any authority or authorities.
 8. To develop the **SCHEDULE** mentioned property by making construction of such type of building or buildings thereon as the said Attorney may deem fit and proper in accordance with the sanctioned building Plan obtained from Kolkata Municipal Corporation, and for that purpose to demolish and/or remove the existing house, building and/or structure of whatsoever nature standing in the said property, as our said Attorney shall think fit and proper.
 9. To apply for obtaining electricity gas, water sewerage, drainage, water line, telephone or other connections or obtaining electric meter or any other utility to the **SCHEDULE** mentioned property and / or to make alteration therein and to disconnect the same and for that purpose to sign, execute and submit all papers, applications, documents and plans before the concerned authority / authorities and to do all such other acts, deeds and things as may be deemed fit and proper by the said Attorney.
 10. To apply for and obtain building materials from the concerned authorities for consumption of the building on the **SCHEDULE** mentioned property as aforesaid.
 11. To pay all rates, taxes, charges, expenses and other outgoings whatsoever payable for and on account of the **SCHEDULE** mentioned property, or any part thereof from the date of taking possession of the same from us and till the date of handing over of **OWNER'S** Allocation.
 12. To appear and represent us before all authorities for fixating and / or finalization of the annual valuation of the **SCHEDULE** mentioned

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R. N. S.
Director

R. N. S.

- property and for that purpose to sign that purpose to sign, execute and submit necessary papers and documents and to do all other acts, deeds and things as the said Attorney may deem fit and proper.
13. To negotiate with the intending purchasers for giving possession of the flats, Car Parking Spaces in lieu of proper considerations sum only on the **DEVELOPER'S ALLOCATION** i.e. the rest portion i.e. entire 2nd floor and entire 3rd floor and 50% of the 4th floor (North Side) and 50% Car Parking Space on the Ground floor of the proposed Ground Plus four storied building including undivided proportionate share of land of the premises, right of easement and undivided proportionate share in the land of the Schedule mentioned property including as per sanction building Plan to the such intending purchasers in the proposed building on the SCHEDULE 'A' mentioned property at any terms and conditions as may said Attorneys shall think fit and proper as per said Development Agreement dated 31/07/2019.
 14. To collect advance or part payment or full consideration from the intending purchasers of flats and Car Parking Spaces along with the proportionate share of land on our behalf as per said Development Agreement dated 31/07/2019 on the Developer's Allocation excluding the Owner's Allocation as mentioned therein and grant receipt in favour of the interested persons / persons who are interested to take possession of the flat / flats and Car Parking Space etc, in lieu of satisfactory consideration.
 15. To Sign, executed and presentation or negotiate on terms for and to agree to enter into and conclude any agreement for sale, sale in respect of the said Developer's Allocation i.e. the rest portion i.e. entire 2nd floor and entire 3rd floor and 50% of the 4th floor (North Side) and 50% Car Parking Space on the Ground floor of the proposed Ground Plus four storied building to intending Purchaser or Purchasers from District Registrar-I, Alipore, Additional District Sub-Registrar at Alipore, Registrar of Assurance-I, Kolkata, to present for registration and complete for registration as mention

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Director



- developer allocation flats and Car Parking Space in favour of the interested person/persons who are interested to take possession of the flat / flats etc, in lieu of satisfactory consideration.
16. To advertise in different newspapers and display hoarding in different places and also to engage agency or agencies for giving possession of the flats, and Car Parking Spaces on Developer's Allocation as mentioned in the said Development Agreement dated 31/07/2019... excluding Owner's Allocation along with the proportionate share of land in any names as the said Attorney shall think fit and proper and to sell the Developer's Allocation any Third Party or parties at any consideration price to be fixed up only by the Developer after due delivery of possession of the Owner's Allocation.
 17. To negotiate with intending purchasers who desire to take possession in lieu of proper consideration for the flats, and Car Parking Spaces including proportionate land share on said Developer's Allocation of the said proposed building alongwith the proportionate share of land at our said **SCHEDULE** mentioned property or any part thereof and for that purpose to sign and execute all Deeds, as our said Attorney shall think fit and proper as per said Development Agreement dated 31/07/2019...
 18. To file and submit declaration, statements, application and / or returns to the competent authority or any other necessary authority or authorities in connection with the matters herein contained.
 19. To receive part or full consideration sum against the entire Developer's Allocation from the intending Purchasers except the owner's allocation and acknowledge the receipt of the same on my behalf.
 20. To appear and represent us Registrar of Assurances, District Registrar at D.S.R.-I, Alipore, Additional District Sub-Registrar at Alipore, Registrar of Assurance-I, Kolkata, before any Notary Public, Metropolitan Magistrate and other office or offices or Authority or Authorities having jurisdiction and to present for registration and complete for registration and to acknowledge and register or have

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R nithar
Director

registered and performed any kind of Deeds, instruments and writing executed and signed by the said Attorney as per said Development Agreement dated 31/07/2019 in connection with the Developer's Allocation only.

21. To convey prosecute, enforce, defend answer and oppose all actions other legal proceedings regarding the **SCHEDULE** mentioned property and property or any part thereof.
22. To file and defend suits, cases, appeals and applications of whatsoever nature for and on our behalf of or to be institute preferred by or any person or persons in respect of the **SCHEDULE** mentioned property.
23. To comprise suits, appears or other legal proceedings in courts, Tribunals or other authority whatsoever and to sign and verify applications thereof in respect of the **SCHEDULE** mentioned property.
24. To sign declare and or affirm any complaints, written statements partitions, affidavits, verifications, vokatnamas, warrant of Attorney Memo of Appeal or any documents or papers in any proceedings or in any way construction therewith in respect of the **SCHEDULE** mentioned property.
25. To deposit and withdraw free, documents and moneys in and from any Court or Courts and / or other person or persons or authority and given valid receipts and discharged thereof.
26. To sign & execute amalgamate Deed, to receive all papers, documents, Boundary Declaration, KMC Gift, Common passage, Splats Corner, KMC Mutation, B.L. & L.R.O. office for Mutation, land conversion, for that purpose to sign and grant proper and effectual receipts and discharges.

If any error or omission is transpired and joint development agreement in this deed in future, the Owner shall at the cost and request of the Developer do and execute and cause to be done and executed any supplementary Deed or Deed of Rectification / Declaration in favour of the Developer.

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Director

AND GENERALLY to act as our Attorney in relation to all matters touching our said Premises and on my behalf to do all instruments, acts, nature, deeds and things as fully and effectually as we would do if we personally present.

AND WE the **PRINCIPAL** herein hereby ratify and confirm and agree or undertake and whatsoever our said Attorney appointed under this Power herein above contained shall lawfully do or cause to be done in the right of or by virtue at these presents including such confirming and other works till the completion of the whole deal / transaction as per Development Agreement dated 31/07/2019.

SCHEDULE - "A"

(Description of the entire land)

ALL THAT a piece of parcel of land measuring about 5 Cottahs 3 Chittaks more or less of land together with easement right of said property situates and lying in at Premises No. 23/1, Naktala Road, Police Station – Netajinagar, Kolkata – 700047, vide Assesse No.211000601140, lying and situated within the ward No.100 of the Kolkata Municipal Corporation(Jadavpur Unit, Borough-XI), within P.S.formerly Sadar Tollygunge there after Jadavpur then Patuli now Netajinagar, Sub-Registry office A.D.S.R. Alipore, in the District of South 24 Parganas Being butted and bounded by :-

ON THE NORTH : By 17 Feet wide K.M.C. Road.

ON THE SOUTH : By Pond.

ON THE EAST : By 23/1A Naktala Road.

ON THE WEST : By 35C D.P.P. Road and other Premises.

SCHEDULE - "B"

Details of owners' allocation : on completion of the said Building in all respects the developer shall handover entire 1st floor and 50% of the 4th floor (South side) and a non refundable amount of Rs.2,00,000/- (Rupees Two Lakhs)only shall be given before possession to the owners No.1 to 3 and 50% Car Parking Space on the Ground floor of the proposed Ground Plus four storied building including undivided proportionate share of land of the

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R. N. S.
Director

R. N. S.

premises as described in the Schedule 'B' below written together with common rights of the common parts portion and areas of the building and common amenities facilities, rights and benefits of the said proposed building at Premises No. 23/1, Naktala Road, Police Station - Netajinagar, Kolkata - 700047 lying and situated within the ward No.100 of the Kolkata Municipal Corporation(Jadavpur Unit, Borough-XI), within P.S.formerly Sadar Tollygunge there after Jadavpur then Patuli now Netajinagar, Sub-Registry office A.D.S.R. Alipore, in the District of South 24 Parganas including all the common area as per schedule with right of easement and the undivided proportionate share in the land Premises.

SCHEDULE - "C"

Details of Developer allocation : the Developer shall get the rest portion i.e. entire 2nd floor and entire 3rd floor and 50% of the 4th floor (North Side) and 50% Car Parking Space on the Ground floor of the proposed Ground Plus four storied building including undivided proportionate share of land of the premises as described in the Schedule 'A' herein above written together with common rights of the common parts portion and areas of the building and common amenities facilities, rights and benefits of the said proposed building at Premises No. 23/1, Naktala Road, Police Station - Netajinagar, Kolkata - 700047 lying and situated within the ward No.100 of the Kolkata Municipal Corporation(Jadavpur Unit, Borough-XI), within P.S.formerly Sadar Tollygunge there after Jadavpur then Patuli now Netajinagar, Sub-Registry office A.D.S.R. Alipore, in the District of South 24 Parganas including all the common area as per schedule with right of easement and the undivided proportionate share in the land Premises.

SREERAM NIRMALAN (P) LTD.

R. N. B.
Director

IN WITNESS WHEREOF WE, the above named Owners/Principals have hereunto set and subscribed our hands and this 31st day of July, Two Thousand Nineteen (2019).

IN PRESENCE OF THE WITNESSES:-

1. Kunal Mukherjee
S/o. Late. Birejoy K. Mukherjee.
E/43 Ranagurh.
Kolkata - 700047.

Tapashi Shome
Tanusoy Shome
Kalyanmoy Shome.

2. Shibnath Paul
S/o, Narayan Paul
V/B, Nabapally, Banskroni,
KOL-70

SIGNATURE OF THE PRINCIPALS

SREERAM NIRMAN (P) LTD.

R. Nishu
Director

SIGNATURE OF THE ATTORNEY

As per the documents and instructions
available. Drafted by me

Rajat Das
Advocate
WB/429/2007

Alipore Police Court,
Kolkata-27.

SREERAM NIRMAN (P) LTD.

R. Nishu
Director

	Thumb	1 st finger	Middle Finger	Ring Finger	Small Finger
left hand					
right hand					

Name

Signature *Tobassi Shome*



	Thumb	1 st finger	Middle Finger	Ring Finger	Small Finger
left hand					
right hand					

Name TANMOY SHOME

Signature *Tanmoy Shome*



	Thumb	1 st finger	Middle Finger	Ring Finger	Small Finger
left hand					
right hand					

Name KALYANMOY SHOME

Signature *Kalyanmoy Shome*



	Thumb	1 st finger	Middle Finger	Ring Finger	Small Finger
left hand					
right hand					







Name RAJIB DEY

Signature *Rajib Dey*

SREERAM NIRMAN PVT LTD

Rajib Dey

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

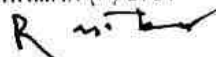
Sl No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
4	Shri Rajib Dey 40, South Raynagar, Bansdroni, P.O:- Bansdroni, P.S:- Regent Park, District:-South 24- Parganas, West Bengal, India, PIN - 700070	Represent ative of Attorney [SREE RAM NIRMAN PRIVATE LIMITED]			 6/10/2019
Sl No.	Name and Address of identifier	Identifier of	Photo	Finger Print	Signature with date
1	Miss SURANJITA JANA Daughter of Mr SISIR KUMAR JANA 1/101, NAKTALA P.S- NETAJI NAGAR, P.O:- NAKTALA, P.S:- Patuli, Kolkata, District:-South 24- Parganas, West Bengal, India, PIN - 700047	Smt Tapashi Shome, Shri Tanmoy Shome, Shri Kalyanmoy Shome, Shri Rajib Dey			

(Maitreyee Ghosh)

DISTRICT SUB-
REGISTRAR

OFFICE OF THE D.S.R. - I
SOUTH 24-PARGANAS
South 24-Parganas, West
Bengal

SREERAM NIRMAN (P) LTD.




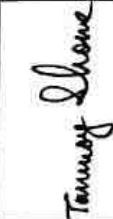


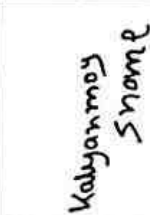
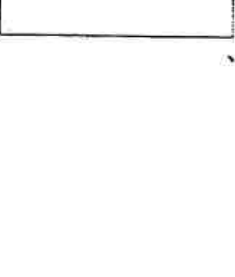

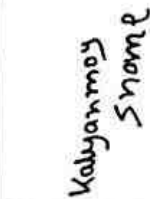

Director



Government of West Bengal

Department of Finance (Revenue) , Directorate of Registration and Stamp Revenue
OFFICE OF THE D.S.R. - I SOUTH 24-PARGANAS, District Name :South 24-Parganas
Signature / LTI Sheet of Query No/Year 16011000174377/2019

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

SI No.	Name of the Executant	Category		Finger Print	Signature with date
1	Smt Tapashi Shome 23/1, Naktala Road, P.O:- Naktala, P.S:- Patuli, District:-South 24- Parganas, West Bengal, India, PIN - 700047	Principal			
2	Shri Tanmoy Shome 23/1, Naktala Road, P.O:- Naktala, P.S:- Patuli, District:-South 24- Parganas, West Bengal, India, PIN - 700047	Principal			
3	Shri Kalyanmoy Shome 23/1, Naktala Road, P.O:- Naktala, P.S:- Patuli, District:-South 24- Parganas, West Bengal, India, PIN - 700047	Principal			

Major Information of the Deed

Deed No :	I-1601-02354/2019	Date of Registration	02/08/2019
Query No / Year	1601-1000174377/2019	Office where deed is registered	
Query Date	31/07/2019 2:19:59 PM	D.S.R. - I SOUTH 24-PARGANAS, District: South 24-Parganas	
Applicant Name, Address & Other Details	RAJAT DAS ALIPORE POLICE COURT, Thana : Alipore, District : South 24-Parganas, WEST BENGAL, PIN - 700027, Mobile No. : 9830013215, 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. 2,00,000/-	Rs. 95,90,861/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 100/- (Article:48(g))	Rs. 46/- (Article:E, E, M(b), H)		
Remarks	Development Power of Attorney after Registered Development Agreement of [Deed No/Year]:- 160102334/2019 Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :

District: South 24-Parganas, P.S:- Patuli, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Naktala Road, , Premises No: 23/1, , Ward No: 100 Pin Code : 700047

Sch No	Plot Number	Khatian Number	Land Use Proposed ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1			Bastu	5 Katha 3 Chatak	1,50,000/-	92,78,673/-	Width of Approach Road: 17 Ft., , Project Name :
Grand Total :				8.5594Dec	1,50,000 /-	92,78,673 /-	

Structure Details :

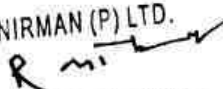
Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	450 Sq Ft.	50,000/-	3,12,188/-	Structure Type: Structure
Gr. Floor, Area of floor : 450 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 20 Years, Roof Type: Pucca, Extent of Completion: Complete					
Total :		450 sq ft	50,000 /-	3,12,188 /-	

Principal Details :

SI No	Name, Address, Photo, Finger print and Signature
1	Smt Tapashi Shome Wife of Late Tarak Nath Shome 23/1, Naktala Road, P.O:- Naktala, P.S:- Patuli, District:-South 24-Parganas, West Bengal, India, PIN - 700047 Sex: Male, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: FDHPS8470R, Status :Individual, Executed by: Self, Date of Execution: 31/07/2019 , Admitted by: Self, Date of Admission: 31/07/2019 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 31/07/2019 , Admitted by: Self, Date of Admission: 31/07/2019 ,Place : Pvt. Residence

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SREERAM NIRMAN (P) LTD.


Director

Shri Tanmoy Shome

Son of Late Taranath Shome 23/1, Naktala Road, P.O:- Naktala, P.S:- Patuli, District:-South 24-Parganas, West Bengal, India, PIN - 700047 Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, PAN No.:: CWIPPS4323J, Status :Individual, Executed by: Self, Date of Execution: 31/07/2019
 Admitted by: Self, Date of Admission: 31/07/2019 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 31/07/2019
 Admitted by: Self, Date of Admission: 31/07/2019 ,Place : Pvt. Residence

3 Shri Kalyanmoy Shome

Son of Late Taranath Shome 23/1, Naktala Road, P.O:- Naktala, P.S:- Patuli, District:-South 24-Parganas, West Bengal, India, PIN - 700047 Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, PAN No.:: ETQPS3400F, Status :Individual, Executed by: Self, Date of Execution: 31/07/2019
 Admitted by: Self, Date of Admission: 31/07/2019 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 31/07/2019
 Admitted by: Self, Date of Admission: 31/07/2019 ,Place : Pvt. Residence

Attorney Details :

SI No	Name,Address,Photo,Finger print and Signature
1	SREE RAM NIRMAN PRIVATE LIMITED 1/78, Naktala, P.O:- Naktala, P.S:- Patuli, District:-South 24-Parganas, West Bengal, India, PIN - 700047 , PAN No.:: AAUCS1793D, Status :Organization, Executed by: Representative

Representative Details :

SI No	Name,Address,Photo,Finger print and Signature
1	Shri Rajib Dey (Presentant) Son of Shri Subhas Chandra Dey 40, South Raynagar, Bansdronei, P.O:- Bansdronei, P.S:- Regent Park, District:-South 24-Parganas, West Bengal, India, PIN - 700070, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: ADSPD1437F Status : Representative, Representative of : SREE RAM NIRMAN PRIVATE LIMITED (as Director)

Identifier Details :

Name	Photo	Finger Print	Signature
Miss SURANJITA JANA Daughter of Mr SISIR KUMAR JANA 1/101, NAKTALA P.S- NETAJI NAGAR, P.O:- NAKTALA, P.S:- Patuli, Kolkata, District:-South 24-Parganas, West Bengal, India, PIN - 700047			
Identifier Of Smt Tapashi Shome, Shri Tanmoy Shome, Shri Kalyanmoy Shome, Shri Rajib Dey			

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SREERAM NIRMAN (P) LTD

Rajib Dey
Director

Transfer of property for L1		
Sl.No	From	To. with area (Name-Area)
1	Smt Tapashi Shome	SREE RAM NIRMAN PRIVATE LIMITED-2.85313 Dec
2	Shri Tanmoy Shome	SREE RAM NIRMAN PRIVATE LIMITED-2.85313 Dec
3	Shri Kalyanmoy Shome	SREE RAM NIRMAN PRIVATE LIMITED-2.85313 Dec
Transfer of property for S1		
Sl.No	From	To. with area (Name-Area)
1	Smt Tapashi Shome	SREE RAM NIRMAN PRIVATE LIMITED-150.00000000 Sq Ft
2	Shri Tanmoy Shome	SREE RAM NIRMAN PRIVATE LIMITED-150.00000000 Sq Ft
3	Shri Kalyanmoy Shome	SREE RAM NIRMAN PRIVATE LIMITED-150.00000000 Sq Ft

Endorsement For Deed Number : I - 160102354 / 2019

On 31-07-2019

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

Presented for registration at 15:00 hrs on 31-07-2019, at the Private residence by Shri Rajib Dey .

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 95,90,861/-

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

Execution is admitted on 31/07/2019 by 1. Smt Tapashi Shome, Late Tarak Nath Shome, 23/1, Naktala Road, P.O: Naktala, Thana: Patuli, , South 24-Parganas, WEST BENGAL, India, PIN - 700047, by caste Hindu, by Profession House wife, 2. Shri Tanmoy Shome, Son of Late Taraknath Shome, 23/1, Naktala Road, P.O: Naktala, Thana: Patuli, , South 24-Parganas, WEST BENGAL, India, PIN - 700047, by caste Hindu, by Profession Service, 3. Shri Kalyanmoy Shome, Son of Late Taraknath Shome, 23/1, Naktala Road, P.O: Naktala, Thana: Patuli, , South 24-Parganas, WEST BENGAL, India, PIN - 700047, by caste Hindu, by Profession Service

Indetified by Miss SURANJITA JANA, , , Daughter of Mr SISIR KUMAR JANA, 1/101, NAKTALA P.S- NETAJI NAGAR, P.O: NAKTALA, Thana: Patuli, , City/Town: KOLKATA, South 24-Parganas, WEST BENGAL, India, PIN - 700047, by caste Hindu, by profession Business

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

Execution is admitted on 31-07-2019 by Shri Rajib Dey, Director, SREE RAM NIRMAN PRIVATE LIMITED, 1/78, Naktala, P.O:- Naktala, P.S:- Patuli, District:-South 24-Parganas, West Bengal, India, PIN - 700047

Indetified by Miss SURANJITA JANA, , , Daughter of Mr SISIR KUMAR JANA, 1/101, NAKTALA P.S- NETAJI NAGAR, P.O: NAKTALA, Thana: Patuli, , City/Town: KOLKATA, South 24-Parganas, WEST BENGAL, India, PIN - 700047, by caste Hindu, by profession Business

Maitreyee Ghosh

Maitreyee Ghosh

DISTRICT SUB-REGISTRAR

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

South 24-Parganas, West Bengal

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SREE RAM NIRMAN (P) LTD.
R. M. Ghosh
Director

On 02-08-2019

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

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

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 46/- (E = Rs 14/- ,H = Rs 28/- ,M(b) = Rs 4/-) and Registration Fees paid by Cash Rs 46/-

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 15052, Amount: Rs.100/-, Date of Purchase: 20/06/2019, Vendor name: S DAS

Maitreyee Ghosh

Maitreyee Ghosh
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - I SOUTH 24-
PARGANAS
South 24-Parganas, West Bengal

06/08/2019 Query No:-16011000174377 / 2019 Deed No :- 160102354 / 2019, Document is digitally signed.

SREERAM SWAN (P) LTD.

R. S. Swam
Director

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1601-2019, Page from 112709 to 112742
being No 160102354 for the year 2019.



Digitally signed by MAITREYEE GHOSH
Date: 2019.08.06 13:28:00 +05:30
Reason: Digital Signing of Deed.

Maitreyee Ghosh.

(Maitreyee Ghosh) 06-Aug-19 1:25:07 PM

DISTRICT SUB-REGISTRAR

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

West Bengal.

(This document is digitally signed.)

2019 Query No:-16011000174377 / 2019 Deed No :I - 160102354 / 2019, Document is digitally signed.

SREERAM NIRMAL LTD.

R. Nirmal
for