

2309/2023

D-2227/23

भारतीय गैर न्यायिक

पचास
रुपये
रु.50



FIFTY
RUPEES
Rs.50

INDIA NON JUDICIAL

अन्तिमवर्ग पश्चिम बंगाल WEST BENGAL

AH 253830

Q- 2001580642/2023

: DEVELOPMENT POWER OF ATTORNEY :

This Development Power of Attorney is made on this the 16th day

June Two Thousand Twenty Three (2023) of the Christian Era,

BY

I, Sri Sisir Mukherjee @ Sri Sisir Kumar Mukherjee (Pan : AKUPM 8349Q, Aadhaar No. 2672 5071 2801, Mobile No. 98304 67470), son of Late Asit Ranjan Mukherjee, by Occupation- Business, by Nationality - Indian, by Faith - Hindu, residing at 8/1, Wozir Choudhury Road, P.O. Ultadanga Main Road, P.S. Ultadanga, Kolkata - 700 067 (Which terms or expression shall unless excluded by or repugnant to the context or subject be deemed to mean and include his respective heirs, executors, successors, legal representatives, administrators and assigns) hereinafter referred to as the **Executant / Land Owner**.

Cont. Page No. 2

16-6-23
Additional Dist. Sub Registrar
Sealdah
This document is to be registered. The document shall be submitted to the Registrar for registration.

Whereas I am (the **Executant / Land Owner** herein) present sole and absolute owner of the property being **All That** piece and parcel of revenue redeemed **Bastu Land** measuring about **07 (Seven) Cattahs - 07 (Seven) Chattaks-15 (Fifteen) Sq.Ft.**, together with **50 years old brick built, cemented floor, asbestos roofed, single storey fully residential structure** standing thereon, having its **total covered area of 2960 Sq.Ft.** be the same a little more or less, along with all easements, appurtenances and common rights of the KMC main road on the eastern side of the said **Bastu Land** available therein, which is lying, situate at and being **Premises No. 35/2G, Adhar Chandra Das Lane** (Prior to amalgamated of others five number premises being Premises Nos. 35/2H, 35/2J, 35/2K, 35/2L and 35/2M, Adhar Chandra Das Lane), **P.O. Ultadanga Main Road, P.S. Ultadanga, Kolkata-700 067**, under the **K.M.C. Ward No. 013, Borough No. III, Assessee No. 11-013-01-0057-0**, in the suburbs of the town of Calcutta and comprised under Dihi : Panchannogram, Touzi No. 1298/2833, Division No. 2, Sub-Division No. 9, Holding No. 17, Mouza : Ultadanga and **District : South 24 Parganas**, which I (the **Executant / Land Owner** herein) acquired by virtue of separate six numbers **Deed of Gift** dated 07/07/2022, hereinafter referred to as the said **property**.

And Whereas thus I am (the **Executant / Land Owner** herein) in peaceful possession and enjoyment as lawful sole and absolute owner of the said **property** and well possessed the same, free from all encumbrances whatsoever and good marketable thereto, morefully and particularly described in the **Schedule** mentioned property hereunder written.

And Whereas while thus seized and possessed of the said **property**, morefully and particularly described in the **Schedule** mentioned property hereunder writeen, I (the **Executant / Land Owner** herein), have since expressed my (the **Executant / Land Owner** herein) desire to construct a G+4 storied new Building through a reputed **Developer** and thereafter getting such information from a reliable source, the **M/s. Renuka Infra Telecom Private Limited** (**Cin : U74999WB2017PTC221589, Pan : AAICR 3648E**), a Limited Liability Company Incorporated under the Indian Companies Act 1956-2013, having its registered office at **12/1, Ariff Road, P.O. Ultadanga Main Road, P.S. Ultadanga, Kolkata -700 067**, represented by its **Directors** namely (1) **Sri Sourav Dutta (Din : 07834484, Pan : BUBPD 0967K, Aadhaar No. : 9110 1192 0583, Mobile No. : 72785 01671)**, son of **Sri Shyamal Kumar Dutta @ Sri Shymal Dutta** and (2) **Sri Shyamal Kumar Dutta @ Sri Shyamal Dutta (Din : 07834493, Pan : AGUPD 9371P, Aadhaar No. : 8545 7307 1407, Mobile No. : 98753 17225)**, son of **Late Sudhir Dutta**, both by Occupation - **Business**, both by Faith - **Hindu**, both by Nationality-**Indian**, both are residing at **20/1, Bidhan Nagar Road, Flat No. D-2/11, VIII-M, Housing Co-Operative Society, Second Floor, P.O. Ultadanga Main Road, P.S. Ultadanga, Kolkata -700 067**, approached / proposed before me (the **Executant / Land Owner** herein), to construct of such G+4 storied new Building consisting of several flat(s) / room(s) / shop(s)

/ garage(s) / unit(s). On account of such proposal, I (the **Executant / Land Owner** herein) allowed the said **Developer** herein, for supervision and inspection of the said **Bastu Land**, morefully and particularly described in the **Schedule** mentioned property hereunder writeen and after inspection of the **Schedule** mentioned property hereunder writeen and having been completely satisfied with its clarity of title and commercial viability, approached me (the **Executant / Land Owner** herein), to allow the said **Developer** herein to construct of a G+4 storied new Building over the same.

And Whereas I (the **Executant / Land Owner** herein), being satisfied with the proposal put by the said **Developer** herein with the same and I (the **Executant / Land Owner** herein), am willing to commence with the construction of a G+4 storied new Building on the said **Bastu Land**, morefully and particularly described in the **Schedule** mentioned property hereunder writeen, in accordance with Law.

And Whereas I (the **Executant / Land Owner** herein) and the concerned of the said **Developer** herein have agreed to have constructing of a G+4 storied new Building on the said **Bastu Land** in accordance with certain terms and conditions and I (the **Executant / Land Owner** herein) and the said **Developer** have entered into a **Development Agreement** on the 16th day of **June ' 2023**, which has been registered in the office of the ADSR, Sealdah, District : South 24-Parganas and recorded there in Book No. I, Being No. 160602226, For the year 2023.

Lisier Mukherjee.

And Whereas I (the **Executant / Land Owner** herein), have agreed to execute a specific registered **Development Power of Attorney** after registered **Development Agreement** in favour of the said **Developer** herein to enable the said **Developer** herein to proceed with the said construction of a G+4 storied new Building over the said **Bastu Land**, morefully and particularly described in the **Schedule** mentioned property hereunder written.

And accordingly I (the **Executant / Land Owner** herein), do hereby appoint, nominate and constitute the **M/s. Renuka Infra Telecom Private Limited** (Cin : U74999WB2017PTC221589, Pan : AAICR 3648E), a Limited Liability Company Incorporated under the Indian Companies Act 1956-2013, having its registered office at 12/1, Ariff Road, P.O. Ultadanga Main Road, P.S. Ultadanga, Kolkata -700 067, represented by its **Directors** namely (1) **Sri Sourav Dutta** (Din : 07834484, Pan : BUBPD 0967K, Aadhaar No. : 9110 1192 0583, Mobile No. : 72785 01671), son of Sri Shyamal Kumar Dutta @ Sri Shymal Dutta and (2) **Sri Shyamal Kumar Dutta @ Sri Shyamal Dutta** (Din : 07834493, Pan : AGUPD 9371P, Aadhaar No. : 8545 7307 1407, Mobile No. : 98753 17225), son of Late Sudhir Dutta, both by Occupation - Business, both by Faith - Hindu, both by Nationality-Indian, both are residing at 20/1, Bidhan Nagar Road, Flat No. D-2/11, VIII-M, Housing Co-Operative Society, Second Floor, P.O. Ultadanga Main Road, P.S. Ultadanga, Kolkata -700 067, as my (the **Executant / Land Owner** herein), **True and Lawful Constituted Attorney** to do all acts, deeds, things, perform execute

and cause to be done, executed and performed relating to the said **property** for my (the **Executant / Land Owner** herein) name and on my (the **Executant / Land Owner** herein) behalf that is to say:

1. To look after my (the **Executant / Land Owner** herein) interest and to do all acts, deeds and things in respect of the said **property**, morefully and particularly described in the **Schedule** mentioned property hereunder written.

2. To protect and safeguard my (the **Executant / Land Owner** herein) right, title and interest in respect of the said **Property** morefully and particularly described in the **Schedule** mentioned property hereunder written.

3. To make construction of a proposed G+4 storied new Building over the said **Bastu Land**, morefully and particularly described described in the **Schedule** mentioned property hereunder written, as per **Development Agreement**, which was executed and registered on 16/06/2023 between myself (the **Executant / Land Owner** herein) and my (the **Executant / Land Owner** herein) said **True and Lawful Constituted Attorney**.

4. To supervise and look-after the construction of the said proposed a G+4 storied new Building.

5. To receive the earnest money from the intending purchaser / purchasers of the flat(s) / room(s) / shop(s) / garage(s) / unit(s) in respect of the allocated portion of the said **Developer** herein after

signing the **Agreement for Sale** and also executing **Deed of Conveyance** in respect of the proposed flat(s) / room(s) / shop(s) / garage(s) / unit(s) to the intending purchaser / purchasers and to realise consideration or sale price from the intending purchaser / purchasers in respect of the allocated portion of the said **Developer** herein, after delivery of possession of the **Executant's / Land Owner's** share / allocation to his (the **Executant / Land Owner** herein) satisfaction.

6. To apply before the CESC office for obtaining the main electric meters for construction purpose of the said proposed a G+4 storied new Building.

7. To swear any affidavit, declaration and indemnity bond etc. for the purpose of the said **property**, morefully and particularly described in the **Schedule** mentioned property hereunder written, if required in future on my (the **Executant / Land Owner** herein) behalf of the said **True and Lawful Constituted Attorney** before any Judicial / Executive Magistrate and Notary Public.

8. To represent me (the **Executant / Land Owner** herein) before the K.I.T. office, the K.M.D.A. office, the Chief Valuer and Surveyor Department, the Assessment-Collection (N) Department and the Building Department of the KMC office, any registration office, any Court and Land Reform Tribunal in respect of the said **property**, morefully and particularly described in the **Schedule** mentioned property hereunder written, as my (the **Executant / Land Owner** herein) behalf of the said **True and Lawful Constituted Attorney**.

9. To do all needful acts, deeds and things and make signature for the procedural work for obtaining the Building plan from the Building Department of the KMC office in respect of the said **property**, morefully

and particularly described in the **Schedule** mentioned property hereunder written.

10. To appoint any Advocate, Advocates, Solicitors and Deed Writers and to sign plaints, pleading, written statements, deed drafts etc. which on my (the **Executant / Land Owner** herein) behalf of the said **True** and **Lawful Constituted Attorney** shall deem fit and proper.

11. To appoint any LBA, LBS Engineer, Chattered Engineer and Geo-Tech Engineer and to apply and obtain electricity, water, sewerage, drainage or other connections or any other utility to the said **property**, morefully and particularly described in the **Schedule** mentioned property hereunder written and / or to be made alteration therein and to close down and / or connect or disconnect the same and for that purpose to sign, execute and submit all papers, applications, plans and documents before the competent authorities and to execute all other acts, deeds and things as may be deemed fit and proper in my (the **Executant / Land Owner** herein) behalf of the said **True** and **Lawful Constituted Attorney**.

12. To draw, design and make the structural and Building plan and file the same before the Building Department of the KMC office and to apply and obtain the complete sanction plan and completion certificate (c.c) from the Building Department of the KMC office

13. To apply and process the procedural work of regularization of the said proposed a G+4 storied new Building or any part of the said proposed a G+4 storied new Building and obtain the same.

14. To sign, execute and admit any documents, statements, papers, undertakings, declaration 'as would be required for necessary premission by the appropriate authority or authorities.

15. To apply and procure and obtain the internal and external drainage / sewerage connection of the said proposed a G+4 storied new Building from the Drainage Department of the KMC office.

16. To apply and process the regularization of the said proposed G+4 storied new Building or any part of the said proposed a G+4 storied new Building before the Building Department of the KMC office, under Section rule 9 and U/s. 401 of the KMC Act' 1980 as well as 1990, if required.

17. To do all needful acts, things and make signature for the procedural work for obtaining the sanction of Building plan from the Building Department of the KMC office or for any modification and / or alteration or revise plan, if any, in respect of the said **property**, morefully and particularly described in the **Schedule** mentioned property hereunder written.

18. To take charge and possession of the said **property** morefully and particularly described in the **Schedule** mentioned property hereunder written and every part thereof and to supervise, manage and look after in my (the **Executant / Land Owner** herein) behalf of the said **True and Lawful Constituted Attorney**.

19. To apply for the obtain all permission, sanction and / or consent form the Government of West Bengal and from the other Government auhtorities and / or statutory bodies and to pay the requisite or permission fees etc.

20. To prepare, sign, execute, enter into, modify, cancel, alter, draw, approve, rectify, acknowledge and deliver and / or register and / or give consent to and confirmation to all Agreement for Sale or Deed of Conveyance, , assignments, papers, documents, supplementary

agreements, nominations, rectifications, declarations, affidavits, undertakings, acknowledgement, confirmations, notices and all other documents and writing for and on my (the **Executant / Land Owner** herein) behalf of the said **True and Lawful Constituted Attorney**, as may be required to be so done for transfer to title of the said proposed a G+4 storied new Building including its proportionate share in the **Bastu Land**, morefully and particularly described in the **Schedule** mentioned property hereunder written, in respect of said **Developer's** share / allocation either in favour of the intending purchaser / purchasers or in favour of their nominee(s) and for that purpose to put all necessary signature and / or thumb impression on the said deed and all other documents and writing connected thereto in my (the **Executant / Land Owner** herein) name and for and on my (the **Executant / Land Owner** herein) behalf of the said **True and Lawful Constituted Attorney**.

21. To get fresh or additional or reinstallation of water line or sewer line or electricity connection and other services in the part of the said proposed a G+4 storied new Building and for the purpose to do all the acts, deeds and things on my (the **Executant / Land Owner** herein) behalf of the said **True and Lawful Constituted Attorney**.

22. To receive registered letters, insured letters, money order, telegrams, postal orders, the other papers and relevant documents from the Post Office, Railway Office, KMC Office, Calcutta Collector Office, Police and other Government Departments and Non-Government organization or any other authorities from time to time for me

(the **Executant / Land Owner** herein) and on my (the **Executant / Land Owner** herein) behalf of the said **True and Lawful Constituted Attorney**.

23. To take delivery of and submit or produce and or any documents of title, clearance, plans, etc. as may be required and found necessary or expedient on my (the **Executant / Land Owner** herein) behalf of the said **True and Lawful Constituted Attorney**.

24. To execute any Agreement / Deed for the above mentioned purpose and for the purpose to put all necessary signatures and / or thumb impressions on the said Deed(s) and all other documents and writings connected thereto in my (the **Executant / Land Owner** herein) name and on my (the **Executant / Land Owner** herein) behalf of the said **True and Lawful Constituted Attorney**.

25. To collect, demand recover and receive and acknowledge the receipt of any consideration earnest money, advance, rent, electricity charges, maintenance charges and all or any amounts receivable in respect of the said proposed a G+4 storied new Building by cash and / or cheque(s) or pay order(s) or demand draft(s) and to make all just and reasonable allowance therein in respect thereof and to take all necessary step/steps whether by action, distress or otherwise to recover any sum or money in arrear in respect of the said **property** or part thereof and to raise bills and grant valid receipts and other receipts acknowledgements and discharges thereof.

26. To make and sign in any type of application to the appropriate department of the Government, local authorities or other competent authority for all and any licences, permissions and consent required by any Law.

27. To prepare, sign, execute, enter into, modify, cancel, draw, approve, rectify, deliver and / or register and or give consent and confirmation to all paper(s), document(s), agreement(s), supplementary agreement(s), nomination(s), assignment(s), deed(s), rectification(s), declaration(s), affidavit(s), undertaking(s), acknowledgement(s), confirmation(s), notice(s) and all other document(s) and writing(s) as any way be required to be do done in exercise of this Development Power of Attorney conferred under this presents.

28. To appear and represent me (the **Executant / Land Owner** herein) and appear before any Notary Public, Additional Registrar of Assurances-I, II and III, Kolkata, Additional District Sub-Registrar, Sealdah, District : South 24- Parganas, District Sub-Registrar, Alipore, District : South 24-Parganas, Metropolitan Magistrate and / or other office or offices or Authority or Authorities having jurisdiction and to present deed / deeds for registration before them and to acknowledge and present and register and / or to have admitted registered and perfected all deeds, instruments and writting execute sign or made on my (the **Executant / Land Owner** herein) behalf of the said **True and Lawful Constituted Attorney** by virtue of this **Development Power of Attorney** hereby conferred.

29. To appoint any Arbitrator with approval of the **Executant / Land Owner** herein, in respect of any dispute touching the said **property**, morefully and particularly described in the **Schedule** mentioned property hereunder written, to accept the award of the said Arbitrator and / or file application for the rule of the Court of the decision of the said Arbitrator.

30. To represent me (the **Executant / Land Owner** herein) and appear before any registration authority such as Additional Registrar

of Assurances-I, II and III, Kolkata, Additional District Sub-Registrar, Sealdah, District : South 24- Parganas, District Sub-Registrar, Alipore, District : South 24-Parganas, to registration of **Agreement for Sale or Deed of Conveyance**, in favour of the intending purchaser/purchasers on my (the **Executant / Land Owner** herein) behalf of the said **True and Lawful Constituted Attorney**.

31. To enter into Agreement / Agreements for transfer of flat(s) / room(s) / shop(s) / garage(s) / unit(s) with the intending Purchaser / Purchasers together with proportionate share of the said **Bastu Land** with common uses or rights in respect of said **Developer's** share / allocation only.

32. To sign, execute and admit any document(s), statement(s), paper(s) undertaking(s), declaration(s), as may be required for necessary permission by the appropriate authority or authorities on my (the **Executant / Land Owner** herein) behalf of the said **True and Lawful Constituted Attorney**.

33. To sell the share / allocation portion of the said **Developer** in the said proposed a G+4 storied new Building to the intending purchaser / purchasers after receiving the consideration money by the said **Developer** herein and will be deposited in the said **Developer's** Bank Account.

34. To sell the flat(s) / room(s) / shop(s) / garage(s) / unit(s) to the intending purchaser / purchasers of the allocated portion of the said **Developer** herein by virtue of the aforesaid registered **Development Agreement**, dated 16/05/2023 and to sign and present the Deed of Conveyance for registration of the said sell and to admit execution thereof and receive consideration money on my (the **Executant / Land**

Owner herein) behalf of the said **True and Lawful Constituted Attorney** and to present the all type of deed(s) before the concerned Additional Registrar of Assurances-I, II and III at Kolkata, Additional District Sub-Registrar, Sealdah, District : South 24- Parganas, District Sub-Registrar at Alipore, District : South 24-Parganas and having authority for and to have it registered according to Law and to do all other acts, deeds and things which on my (the **Executant / Land Owner** herein) behalf of the said **True and Lawful Constituted Attorney** shall consider necessary for the transferring and / or conveying the allocated portion of the said **Developer** herein in the said **property**, morefully and particularly described in the **Schedule** mentioned property hereunder written.

35. All costs, charges and expenses for the powers granted herein shall be borne by the said **True and Lawful Constituted Attorney** herein without prejudicing the interest of my (the **Executant / Land Owner** herein) name and according to the terms contained in this **Development Agreement**.

And I (the **Executant / Land Owner** herein), do hereby agree to ratify and confirm all and whatever other act. or acts on my (the **Executant / Land Owner** herein) behalf of the said **True and Lawful Constituted Attorney** shall Lawfully do, execute or cause to be done, executed or performed in connection with the sale or sales and other matters by virtue of this **Development Power of Attorney** notwithstanding no express power in that behalf hereunder provided and also provided that on disposal and / or sale of the said **Developer's** allocated portion, This **Development Power of Attorney** and **Development Agreement** will not revocable or cancel until the consent of the said both parties.

The Schedule Above Referred To
[The Bastu Land / Property]

All That piece and parcel of revenue redeemed **Bastu Land** measuring about **07 (Seven) Cattahs - 07 (Seven) Chattaks-15 (Fifteen) Sq.Ft.**, together with **50 years old brick built, cemented floor, asbestos roofed, single storey fully residential structure** standing thereon, having its **total covered area of 2960 Sq.Ft.** be the same a little more or less, along with all easements, appurtenances and common rights of the KMC main road on the eastern side of the said **Bastu Land** available therein, which is lying, situate at and being **Premises No. 35/2G, Adhar Chandra Das Lane** (Prior to amalgamated of others five number premises being Premises Nos. 35/2H, 35/2J, 35/2K, 35/2L and 35/2M, Adhar Chandra Das Lane), **P.O. Ultadanga Main Road, P.S. Ultadanga, Kolkata-700 067,** under the **K.M.C. Ward No. 013, Borough No. III, Assessee No. 11-013-01-0057-0**, in the suburbs of the town of Calcutta and comprised under Dihi : Panchannogram, Touzi No. 1298/2833, Division No. 2, Sub-Division No. 9, Holding No. 17, Mouza : Ultadanga and **District : South 24-Parganas**, butted and bounded as the following manner :

| | |
|-------------------------|---|
| On The North By: | Premises No. 35/2, Adhar Chandra Das Lane |
| On The South By: | Premises No. 35/2N, Adhar Chandra Das Lane |
| On The East By : | 16'-10" wide Adhar Chandra Das Lane (KMC Black Metal Road) |
| On The West By : | Premises No. 17, Jaharlal Dutt Lane |

In Witnesses Whereof the said Executant / Land Owner and the said True and Lawful Constituted Attorney hereof doth hereunto set and subscribed their respective signatures on this the day, month and year first above written.

Signed And Delivered By The
Executant / Land Owner In The
Presence Of :

Prasenjit Dey
(Sri Prasenjit Dey)
Son of Late Narugopal Dey
Occupation : Service
Address : B/17/1/H/10, Bidhan Nagar Road
P.O. & P.S. Ultadanga, Kolkata-700 067

Signed And Delivered By The
Lawful Constituted Attorney
In The Presence Of :

Ashoke Saha
(Sri Ashoke Saha)
Son of Late Amrita Lal Saha
Occupation : Business
Address : 16B, Jaharalal Dutt Lane
P.O. & P.S. Ultadanga, Kolkata-700 067

Sukumar Sen
(Sri Sukumar Sen)
S/o. Late Meghnad Sen
Occupation : Business
Address : T/7H/1, Kalimuddin Lane
P.S. Manicktala, Kolkata-700 006

Typed By Me,

Kaushik Ghosh
(Sri Kaushik Ghosh)
C/o. M/s. Prerona Laser Process
B/247/H/8, Satin Sen Sarani
P.S. Narkeldanga
Kolkata-700 054

Sisir Mukherjee
(Sri Sisir Mukherjee)
@ Sri Sisir Kumar Mukherjee

—Signature of the Executant / Land Owner —

For, M/s. Renuka Infra Telecom Private Limited
Sourav Dutta
Director

1. (Sri Sourav Dutta)
—Signature of the Lawful
Constituted Attorney —

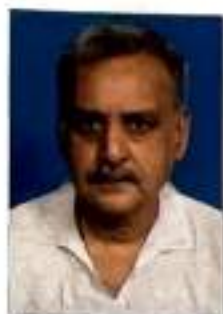
For, M/s. Renuka Infra Telecom Private Limited
Shyamal Kumar Dutta
Director

2. (Sri Shyamal Kumar Dutta)
—Signature of the Lawful
Constituted Attorney —

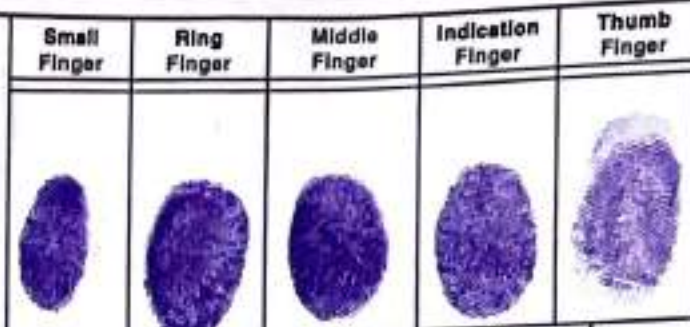
Drafted By Me,

Kazi Tozammel Hossain
(Kazi Tozammel Hossain)
-Advocate-
Sealdah Civil Court
Enrolment No. F-165/176 of 1995
Kolkata-700 014

PHOTO PEST & FINGER IMPRESSION SHEET



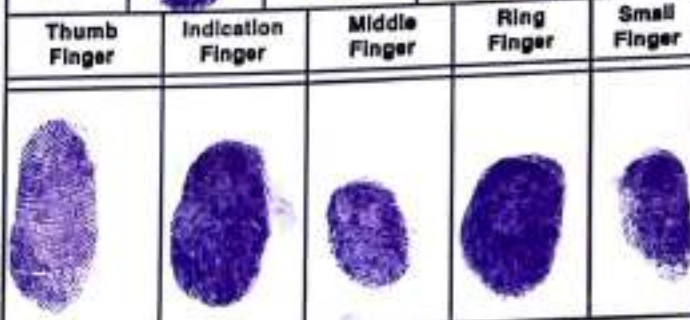
LEFT
HAND



Sisir Mukherjee

(Sri Sisir Mukherjee)
@ Sri Sisir Kumar Mukherjee
—Signature of Executant /
Land Owner—

RIGHT
HAND



LEFT
HAND

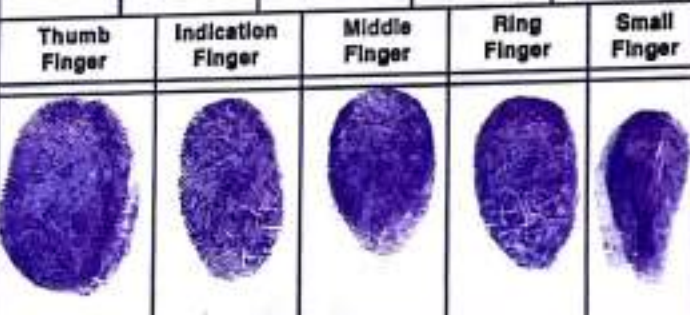


For, M/s. Renuka Infra Telecom Private Limited

Director

(Sri Sourav Dutta)
—Signature of the Lawful
Constituted Attorney —

RIGHT
HAND



LEFT
HAND



For, M/s. Renuka Infra Telecom Private Limited

Director

(Sri Shyamal Kumar Dutta)
—Signature of the Lawful
Constituted Attorney —

RIGHT
HAND



Major Information of the Deed

| | | | |
|---|--|---|------------|
| Deed No : | I-1606-02227/2023 | Date of Registration | 16/06/2023 |
| Query No / Year | 1606-8001560648/2023 | Office where deed is registered | |
| Query Date | 16/06/2023 11:28:50 AM | A.D.S.R. SEALDAH, District: South 24-Parganas | |
| Applicant Name, Address & Other Details | Sukumar Sen T/7H/1, Kalimuddin Lane, Thana : Maniktala, District : South 24-Parganas, WEST BENGAL, PIN - 700006, Mobile No. : 9051967785, Status :Others | | |
| Transaction | Additional Transaction | | |
| [0138] Sale, Development Power of Attorney after Registered Development Agreement | | | |
| Set Forth value | Market Value | | |
| | Rs. 2,21,09,070/- | | |
| Stampduty Paid(SD) | Registration Fee Paid | | |
| Rs. 50/- (Article:48(g)) | Rs. 7/- (Article:E) | | |
| Remarks | Development Power of Attorney after Registered Development Agreement of [Deed No/Year):- 160602226/2023 Received Rs. 50/- (FIFTY only) from the applicant for Issuing the assement slip.(Urban area) | | |

Land Details :




District: South 24-Parganas, P.S:- Ultadanga, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Adhar Chandra Das Lane, , Premises No: 35/2G, , Ward No: 013 Pin Code : 700067

| 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 | 7 Katha 7 Chatak 15 Sq Ft | | 2,15,69,610/- | Width of Approach Road: 17 Ft. , Project Name : |
| Grand Total : | | | | 12.3063Dec | 0 /- | 215,69,610 /- | |

Structure Details :

| Sch No | Structure Details | Area of Structure | Setforth Value (In Rs.) | Market value (In Rs.) | Other Details |
|--|-------------------|-------------------|-------------------------|-----------------------|---------------------------|
| S1 | On Land L1 | 2960 Sq Ft. | 0/- | 5,39,460/- | Structure Type: Structure |
| Gr. Floor, Area of floor : 2960 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 50 Years, Roof Type: Tin Shed, Extent of Completion: Complete | | | | | |
| Total : | | 2960 sq ft | 0 /- | 5,39,460 /- | |

Principal Details :



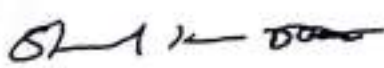
| Sl No | Name,Address,Photo,Finger print and Signature | | | |
|--|---|---|--|---|
| 1 | Name | Photo | Finger Print | Signature |
| | Shri Sisir Kumar Mukherjee, (Alias: Shri Sisir Mukherjee) Son of Late Asit Ranjan Mukherjee Executed by: Self, Date of Execution: 16/06/2023 , Admitted by: Self, Date of Admission: 16/06/2023 ,Place : Office |  16/06/2023 |  LTI 16/06/2023 |  16/06/2023 |
| 8/1, Wozzir Chowdhury Road, City:- Not Specified, P.O:- Ultadanga Main Road, P.S:-Ultadanga, District:-South 24-Parganas, West Bengal, India, PIN:- 700067 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: akxxxxxx9q, Aadhaar No: 26xxxxxxxxx2801, Status :Individual, Executed by: Self, Date of Execution: 16/06/2023 , Admitted by: Self, Date of Admission: 16/06/2023 ,Place : Office | | | | |

Attorney Details :

| Sl No | Name,Address,Photo,Finger print and Signature |
|-------|---|
| 1 | Renuka Infra Telecom Private Limited 12/1, Arif Road, City:- Not Specified, P.O:- Ultadanga Main Road, P.S:-Ultadanga, District:-South 24-Parganas, West Bengal, India, PIN:- 700067 , PAN No.:: aaxxxxxx8e,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative |

Representative Details :

| Sl No | Name,Address,Photo,Finger print and Signature | | | |
|---|--|--|--|---|
| 1 | Name | Photo | Finger Print | Signature |
| | Shri Sourav Dutta Son of Shri Shyamal Kumar Dutta Date of Execution - 16/06/2023, , Admitted by: Self, Date of Admission: 16/06/2023, Place of Admission of Execution: Office |  Jun 16 2023 11:48AM |  LTI 16/06/2023 |  16/06/2023 |
| VIII-M, Housing Co-operative Society, Second Floor, Flat No: D-2/11, 20/1, Bidhan Nagar Road, City:- Not Specified, P.O:- Ultadanga Main Road, P.S:-Ultadanga, District:-South 24-Parganas, West Bengal, India, PIN:- 700067, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: buxxxxxx7k, Aadhaar No: 91xxxxxxxxx0583 Status : Representative, Representative of : Renuka Infra Telecom Private Limited (as Directors) | | | | |

| Name | Photo | Finger Print | Signature |
|---|---|---|---|
| Shri Shyamal Kumar Dutta, (Alias Name: Shri Shyamal Dutta) (Presentant) Son of Late Sudhir Dutta Date of Execution - 16/06/2023, , Admitted by: Self, Date of Admission: 16/06/2023, Place of Admission of Execution: Office |  |  |  |
| | Jun 16 2023 11:48AM | LTI 16/06/2023 | 16/06/2023 |
| VIII-M, Housing Co-operative Society, Second Floor, Flat No: D-2/11, 20/1, Bidhan Nagar Road, City:- Not Specified, P.O:- Ultadanga Main Road, P.S:-Ultadanga, District:-South 24-Parganas, West Bengal, India, PIN:- 700067, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No...: agxxxxxx1p, Aadhaar No: 85xxxxxxxx1407 Status : Representative, Representative of : Renuka Infra Telecom Private Limited (as Directors) | | | |

Identifier Details :

| Name | Photo | Finger Print | Signature |
|---|---|---|---|
| Mr Sukumar Sen Son of Late M. N. Sen T/7H/1, Kalimuddin Lane, City:- Not Specified, P.O:- Beadon Street, P.S:- Maniktala, District:-South 24-Parganas, West Bengal, India, PIN:- 700006 |  |  |  |
| | 16/06/2023 | 16/06/2023 | 16/06/2023 |
| Identifier Of Shri Sisir Kumar Mukherjee, Shri Sourav Dutta, Shri Shyamal Kumar Dutta | | | |

Transfer of property for L1

| Sl.No | From | To. with area (Name-Area) |
|-------|----------------------------|--|
| 1 | Shri Sisir Kumar Mukherjee | Renuka Infra Telecom Private Limited-12.3062 Dec |

Transfer of property for S1

| Sl.No | From | To. with area (Name-Area) |
|-------|----------------------------|--|
| 1 | Shri Sisir Kumar Mukherjee | Renuka Infra Telecom Private Limited-2960.00000000 Sq Ft |

On 16-06-2023

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 11:42 hrs on 16-06-2023, at the Office of the A.D.S.R. SEALDAH by Shri Shyamal Kumar Dutta Alias Shri Shyamal Dutta,

Certificate of Market Value(WB PUVI rules of 2001)

Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs 2,21,09,070/-

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

Execution is admitted on 16/06/2023 by Shri Sisir Kumar Mukherjee, Alias Shri Sisir Mukherjee, Son of Late Asit Ranjan Mukherjee, 8/1, Road: Woolzr Chowdhury Road, , P.O: Ultadanga Main Road, Thana: Ultadanga, , South 24-Parganas, WEST BENGAL, India, PIN - 700067, by caste Hindu, by Profession Business

Indetified by Mr Sukumar Sen, , Son of Late M. N. Sen, T/7H/1, Road: Kalimuddin Lane, , P.O: Beadon Street, Thana: Maniktala, , South 24-Parganas, WEST BENGAL, India, PIN - 700006, by caste Hindu, by profession Business

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

Execution is admitted on 16-06-2023 by Shri Sourav Dutta, Directors, Renuka Infra Telecom Private Limited, 12/1, Arif Road, City:- Not Specified, P.O:- Ultadanga Main Road, P.S:-Ultadanga, District:-South 24-Parganas, West Bengal, India, PIN:- 700067

Indetified by Mr Sukumar Sen, , Son of Late M. N. Sen, T/7H/1, Road: Kalimuddin Lane, , P.O: Beadon Street, Thana: Maniktala, , South 24-Parganas, WEST BENGAL, India, PIN - 700006, by caste Hindu, by profession Business

Execution is admitted on 16-06-2023 by Shri Shyamal Kumar Dutta, , Shri Shyamal Dutta Directors, Renuka Infra Telecom Private Limited, 12/1, Arif Road, City:- Not Specified, P.O:- Ultadanga Main Road, P.S:-Ultadanga, District:-South 24-Parganas, West Bengal, India, PIN:- 700067

Indetified by Mr Sukumar Sen, , Son of Late M. N. Sen, T/7H/1, Road: Kalimuddin Lane, , P.O: Beadon Street, Thana: Maniktala, , South 24-Parganas, WEST BENGAL, India, PIN - 700006, by caste Hindu, by profession Business

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 7.00/- (E = Rs 7.00/-) and Registration Fees paid by Cash Rs 7.00/-

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 50/- and Stamp Duty paid by Stamp Rs 50.00/-
Description of Stamp

1. Stamp: Type: Impressed, Serial no 3617, Amount: Rs.50.00/-, Date of Purchase: 16/05/2023, Vendor name: SHARMISTHA CHATTERJEE MUKHERJEE



Amitava Ghosal
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. SEALDAH
South 24-Parganas, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1606-2023, Page from 61268 to 61291

being No 160602227 for the year 2023.



Digitally signed by AMITAVA GHOSAL
Date: 2023.06.21 12:38:16 +05:30
Reason: Digital Signing of Deed.

Amitava Ghosal.

(Amitava Ghosal) 2023/06/21 12:38:16 PM
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. SEALDAH
West Bengal.

(This document is digitally signed.)