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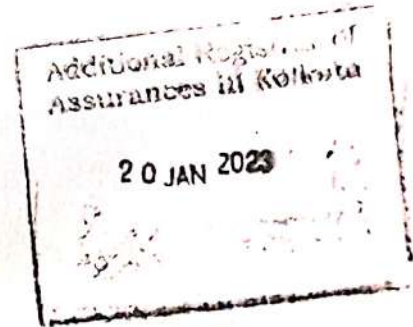
गण्डिचयवर्ज. पश्चिम बंगाल WEST BENGAL

AM 280758



Certified that the Document is admitted for registration. The Signature Sheet and the endorsement sheets attached to this document are the part of this Document.

[Signature]
Additional Registrar
of Assurances III, Kolkata



POWER OF ATTORNEY

This Power of Attorney dated on this 20th day of January Two Thousand and Twenty Three (2023)

16 NOV 2022

TO

2750

SL. NO.-
NAME-
ADDRESS-
RS.-
NAME OF THE
STAMP VENDOR
KESAB KUMAR BASU
SERAMPORE COURT
W.B., HOOGHLY

Mrs. Supriya Basu & Associates
Advocates
Room No. 48, Ground Floor,
Temple Chambers,
6 Old Post Office Street, Kolkata-700001

Additional Registrar of
Assurances III Kolkata

20 JAN 2023



TO ALL TO WHOM THESE PRESENTS SHALL COME, We 1. **SMT. GOURI BANERJEE**, [PAN BBLPB6169A & AADHAAR No. 214149813668] (Mobile No. 7490024979), wife of Rathindra Nath Banerjee and daughter of Late Nirmal Chandra Mukherjee and Late Pratima Mukherjee, by faith Hindu, by nationality Indian, by occupation -housewife, residing at 3/2 Abhoy Charan Mukherjee Lane, Kamarhati (M) Post Office - Belgharia, Police Station Belgharia, Pin 700 056, District North 24 Parganas,

2. **SMT. GITA SAMADDAR**, [PAN BFEPS2921C & AADHAAR No. 813959535349] (Mobile 9433230144), wife of Swapan Kumar Samaddar and daughter of Late Nirmal Chandra Mukherjee and Late Pratima Mukherjee, by faith Hindu, by nationality Indian, by occupation housewife, residing at 57, Netaji Colony, Post Office Baranagar, Police Station Baranagar, Pin- 700090, District North 24 Parganas,

3. **SMT. GOPA SEN**, [PAN BMIPS7437L & AADHAAR No. 957043317949] (Mobile 9830461697), wife of Satyabrata Sen and daughter of Late Nirmal Chandra Mukherjee and Late Pratima Mukherjee, by faith Hindu, by nationality Indian, by occupation housewife, residing at 07 Hat Lane, VTC Howrah (M. Corp) Post Office Howrah, Police Station -Howrah, Pin 711101, District Howrah,

4. **SRI. PRATIP MUKHERJEE**, [PAN AEFPM9087E & AADHAAR No. 816578550860] [9051332209], son of Late Parimal Mukherjee, by faith Hindu, by nationality Indian, by occupation service, residing at 1C Sahanagar Road, Post Office Kalighat, Police Station Tollygunge, Pin 700026, District South 24 Parganas,

5. **SRI. PROJAL MUKHERJEE**, [PAN -AEZPM1059E & AADHAAR No. 471265710558] [9830052910], son of Late Parimal Mukherjee, by faith Hindu, by nationality Indian, by occupation service, residing at 1C Sahanagar Road, Post Office Kalighat, Police Station Tollygunge, Pin 700026, District South 24 Parganas,

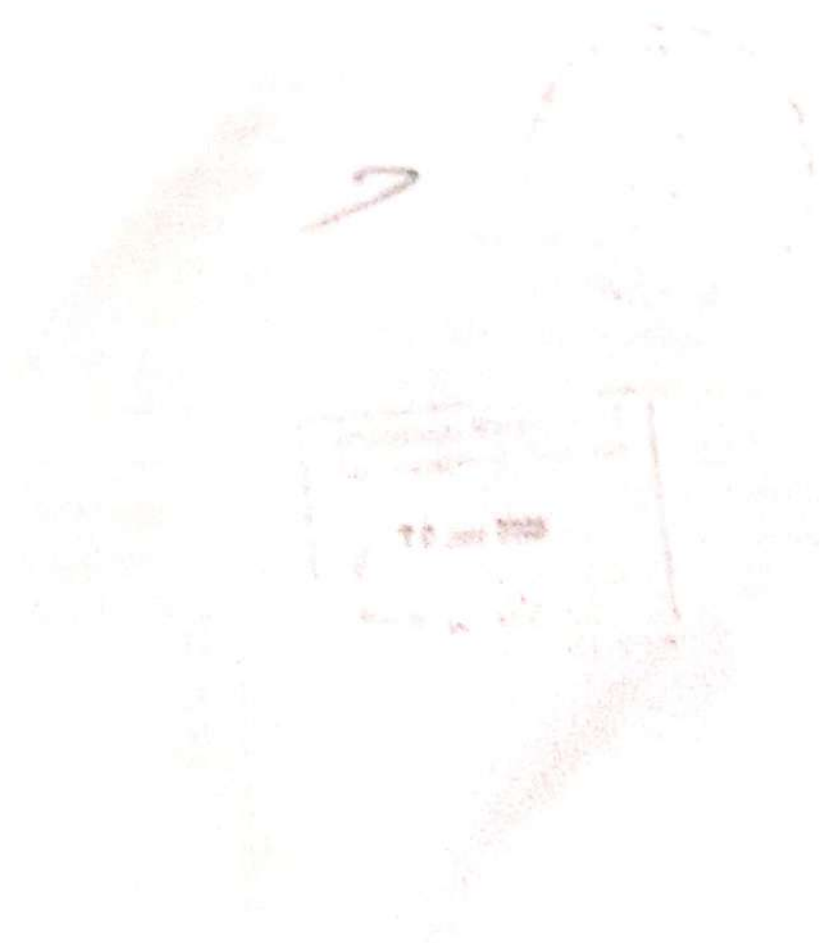
6. **SRI. ASHOKJOTHI MITRA**, [PAN EQBPM2549P & AADHAAR No. 897531507964], [9330480110], son of Late Tapas Mitra Mustafi and Late Anima Mitra Mustafi, by faith Hindu, by nationality Indian, by occupation service, residing

at p



at P-325, Ganguly Bagan East Road, Post Office Baghajatin, Police Station Patuli, Pin 700084, District South 24 Parganas **7. SRI. AMARJYOTHI MITRA MUSTAFI ALIAS AMARJOTHI MITRA MUSTAFI, [PAN AOBPA5147B & AADHAAR No. 695754412512][9163654045]**, son of Late Tapas Mitra Mustafi and Late Anima Mitra Mustafi, by faith Hindu, by nationality Indian, by occupation service, residing at P – 325, Ashok Road, Garia, Post Office Baghajatin, Police Station Patuli, Pin 700084, District South 24 Parganas, **8. SMT. SUJATA ROY, [PAN IRNPS8015K & AADHAAR No. 942393126425] (9177871245)**, wife of Uday Roy, daughter of Late Tapas Mitra Mustafi and Late Anima Mitra Mustafi, by faith Hindu, by nationality Indian, by occupation housewife, residing at 28/B, CRS Railway Quarters West Colony, Konkachennalahgunta Settipalli, Chittor Post Office Settipalli, Police Station Alipiri Tirupati, Andhra Pradesh 517506, **9. SMT. SUCHETA MITRA MUSTAFI, [PAN BKKPM6408F & AADHAAR No. 959705813211] (Mobile No. 9163896808/8240685233)**, daughter of Late Tapas Mitra Mustafi and Late Anima Mitra Mustafi, by faith Hindu, by nationality Indian, by occupation service, residing at P – 325 Ganguli Bagan East Road, Garia, Post Office Baghajatin, Police Station Patuli, Pin 700 084, District South 24 Parganas, **10. SMT. ANJANA MUKHERJEE, [PAN APUPM7521B & AADHAAR No. 359839654487], (M No. 8981249685)** wife of Late Himangshu Mukherjee, by faith Hindu, by nationality Indian, by occupation housewife, residing at 1C, Sahanagar Road, Post Office Kalighat, Police Station Tollygunge, Pin 700026, **11. SMT.PROMITA MUKHERJEE, [PAN APUPM7520A & AADHAAR No. 347228833898], (M No-7980226286)**, wife of Biswajit Roy and daughter of Late Himangshu Mukherjee, by faith Hindu, by nationality Indian, by occupation service, residing at 1C, Sahanagar Road, Post Office Kallighat, Police Station Tollygunge, Pin 700026, hereinafter collectively called **"the Owners/Grantors"** (which expression shall unless excluded by or repugnant to the context hereof be deemed to mean and include their respective heirs,

Handwritten text, possibly a signature or date, located in the top right corner.



executors, successors, legal representatives, nominees and/or successors-in-interest) do hereby **SEND GREETINGS**

WHEREAS:

- A. We are the joint and absolute owners of **ALL THAT** Land measuring 4 (four) cottah 8 (eight) chittack, more or less, together with RT shed structure measuring about 100 sq. ft., situate, lying at and being Premises No. 1A, Sahanagar Road, within Ward No. 88 of the Kolkata Municipal Corporation, Police Station Tollygunge, Sub-Registration District Alipore, District South 24 Parganas and the Said Premises is delineated and demarcated in the Plan annexed herewith and bordered in colour **Red** thereon fully described in the **SCHEDULE** hereunder written and hereinafter referred to as "the **Said Premises**", absolutely and forever, free from all encumbrances and liabilities whatsoever.
- B. By an Agreement of even date made between ourselves therein referred to as the Owners of the One Part, and **V K INTERNATIONAL**, a sole proprietorship firm being represented by its proprietor **NIPUN RAMNIKLAL KOTHARI (HUF), [PAN AINPK1131F]**, a Hindu Undivided Family, having its registered office at 11, B. B. Ganguly Street, Kolkata-700012, Post Office: Bowbazar, Police Station: Bowbazar, PIN-700012 District Kolkata, being represented by its Karta **NIPUN RAMNIKLAL KOTHARI [PAN AINPK1131F & AADHAAR No. 350515658672]**, son of Ramniklal Mohanlal Kothari, by nationality Indian, by faith Hindu, by occupation Business, residing at 10A, Dr. Rajendra Road, Post Office: LLR Sarani, Police Station: Bhowanipur, PIN-700020, District- Kolkata, West Bengal, hereinafter referred to as the "**Developer/Attorney**" (which expression shall unless repugnant to the context or meaning thereof be deemed to include his heirs,

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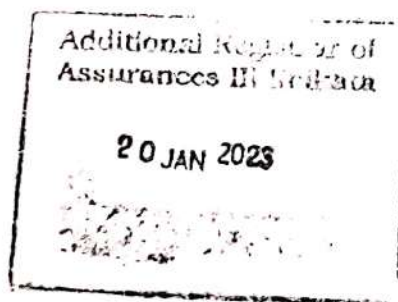


Additional Registrar of
Assurances in India
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representatives, executors, administrators, successors-in-interest and permitted assigns as well as the members of the said HUF, their heirs, executors, administrators, successors in-interest and permitted assignees) of the other part and registered with Additional Registrar of Assurances - III, Kolkata, in Book No. I, Volume No. 1903-2023 Pages from 4444 to 4444 Being No. 3778..... for the year 2023 (hereinafter referred to as "the said Development Agreement"), we granted and the said Developer accepted exclusive right of development of the Said Premises on the terms and conditions, as morefully therein contained.

C In the said Development Agreement, we have agreed to grant various powers to the said Developer and/or its nominees for the purpose of implementing effective and proper development of the Said Premises in accordance with the terms of the said Development Agreement.

NOW KNOW YE BY THESE PRESENTS that we, the said **Owners/Grantors**, do hereby nominate constitute and appoint **V K INTERNATIONAL**, a sole proprietorship firm being represented by its proprietor **NIPUN RAMNIKAL KOTHARI (HUF), [PAN AINPK1131F]**, a Hindu Undivided Family, having its registered office at 11, B. B. Ganguly Street, Kolkata-700012, Post Office: Bowbazar, Police Station: Bowbazar, PIN-700012 District Kolkata, being represented by its Karta **NIPUN RAMNIKAL KOTHARI [PAN AINPK1131F & AADHAAR No. 350515658672]**, son of Ramnikal Mohanlal Kothari, by nationality Indian, by faith Hindu, by occupation Business, residing at 10A, Dr. Rajendra Road, Post Office: LLR Sarani, Police Station: Bhowanipur, PIN-700020, District- Kolkata, West Bengal, hereinafter referred to as the



"Developer"(which expression shall unless repugnant to the context or meaning thereof be deemed to include his heirs, representatives, executors, administrators, successors-in-interest and permitted assigns as well as the members of the said HUF, their heirs, executors, administrators, successors in-interest and permitted assignees)as our true and lawful Attorney for in our names and on our behalf of ourselves to do execute exercise and perform, all or any of the following acts deeds matters and things relating to the Said Premises in the manner as more fully hereinafter contained, that is to say:

1. To enter into, defend possession of, and to manage and maintain the Said Premises and every part thereof and to warn off, prohibit, and if necessary, to proceed in accordance with law against all or any trespassers on the Said Premises or any part thereof and to take appropriate steps whether by legal action or otherwise including to file complaint in the concerned police station having jurisdiction and to represent us to the concerned police authorities and to abate nuisances and protect the Said Premises.
2. To pay all rates, taxes, charges, expenses and other outgoings whatsoever (including municipal rates and taxes and other charges) payable in respect of the Said Premises or any part or share thereof and to represent us to the concerned authorities or departments to which the same are payable.
3. To receive refund of the excess of all fees, amounts, rates, taxes and charges if any, paid by the said Attorney on our behalf, as aforesaid.

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4. To accept or object to the assessments made from time to time of annual valuations in respect of the Said Premises or any part or share thereof by the appropriate authority and to attend all hearings and have the same finalized.
5. To sign, execute and submit all papers, documents, statements, drawings, plans, undertakings and declarations as may be required for having the building plan or plans sanctioned modified or altered for the aforesaid purposes including those on account of change of user thereof or any part thereof or to have the same renewed or revalidated from the concerned departments of the plan sanctioning authority or other concerned authorities in such manner as the said Attorney may deem fit and proper.
6. To sign and submit to the plan sanctioning authority, West Bengal Pollution Control Board, Central Pollution Control Board, West Bengal Fire Service, West Bengal Forest Department, BSNL, Airports Authority of India, Geo Spatial Data Centre, CESC, Public Health Engineering or any other Competent Authority or any other bodies and/or any other relevant statutory and/or Planning and Development Authority, Government Authorities and Local or Public Bodies and Authorities and all other Authorities, Government of West Bengal in all its departments, ministries and functionaries, the relevant authorities, bodies and functionaries under the West Bengal Estates Acquisition Act, 1953, the West Bengal Land Reforms Act, 1955, the Urban Land (Ceiling and Regulation) Act, 1976, the Land Acquisition Act, 1894, West Bengal Town and Country (Planning and Development) Act, 1979, and Rules and Regulations thereto, and/or other applicable laws (hereinafter collectively referred to as the "**Authorities**"), the building plans, layout plans, sub-division plans, amalgamation plans, and other

RECEIVED
20 JAN 2023



plans, drawings, designs and specifications for and in respect of the development of the Said Premises, and to have the same approved and sanctioned, and/or to apply for and obtain approvals, permissions and sanctions for amendments, revisions, modifications, alterations, rectifications, additions and/or deletions thereto / therein and/or to or in those made, issued or granted heretofore, and/or extension, renewal and revallidation thereof and/or of those made, issued or granted heretofore, and otherwise to do and perform all acts, deeds, matters and things in connection therewith, as may be deemed fit and proper by our said Attorney, and to apply to plan sanctioning authority, Town Planning Authority for and obtain, Building Commencement, Occupancy and Completion Certificates and such other certificate/s and no objection certificates, which may be necessary for commencing, carrying out and completing the development of the Said Premises and to pay any premia, fees, charges, deposits and other amounts whatsoever that may be demanded or payable in respect thereof, to the Authorities, and to apply for and receive refund thereof and to issue and pass effectual receipts and discharges for the same and to deal and correspond with and to appear and represent us before the Authorities and/or any other person/s, and to sign, execute, give, submit and register (if required) all necessary applications, undertakings, representations, declarations, affidavits, statements, returns, forms, indemnities, and other documents, papers and writings, as may be required to be given to the Authorities and/or any other person/s.

7. To commence and complete development of the Said Premises by constructing thereon a building in accordance with the terms and



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Additional Registrar of
Companies II Kolkata
20 JAN 2023

conditions of the said Development Agreement and to do all acts deeds and things which are ancillary thereto and/or necessary therefor.

8. To apply for and obtain electricity, gas, water, sewerage, drainage, lift, and/or connections of other utilities and facilities in or for the said property from the CESC Ltd., KMDA and other appropriate authorities and/or to alter or close down and/or have disconnected the same.
9. To insure and keep insured all at the Said Premises or any part thereof against loss or damage by fire earthquake and/or other risks as be deemed necessary and/or desirable by the said Attorney and to pay all the premium for such Insurance.
10. To do all necessary acts deeds and things and to comply with all laws, rules, regulations, bye-laws, ordinances, etc., for the time being in force for the development of the Said Premises and/or for other purposes ancillary and incidental thereto.
11. To apply for and obtain all permissions, clearances, no objection certificates including the necessary Completion or Occupancy Certificate/s from the concerned authorities, as the case may be, for the purposes herein stated.
12. For all or any of the purposes herein stated to appoint or terminate the appointment of Engineers, Surveyors, Architects, Contractors, Suppliers, Labourers and other Professionals in respect of development



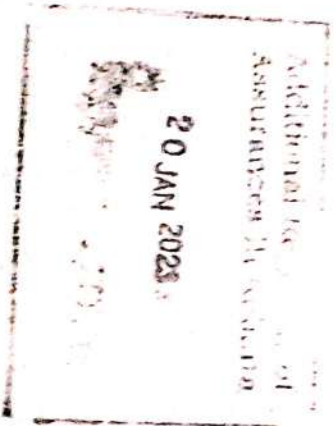
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20 JAN 2023



of and/or matters connected therewith and/or ancillary thereto the Said Premises.

13. To commence, prosecute, enforce, defend, answer and oppose all actions, suits, writs, appeals, revisions and other legal proceedings and demands, civil criminal or revenue, touching or concerning any of the matters herein contained in which we in any way or manner now are or may hereafter be interested or concerned and if thought fit to compromise, settle, submit to judgment or make non-suited any such action or proceedings as aforesaid before any Court, Civil, Criminal or Revenue including the Tribunal, Collector, etc.
14. To sign declare verify and/or affirm any plaint, written statement, petition, application, supporting petition, affidavit, vakalatnama, warrant of attorney, memorandum of appeal or any other document or cause paper in anywise concerned with or incidental to any proceeding relating to the matters herein contained as the said Attorney may require or think fit and proper.
15. To file and submit declarations, authentications, statements, applications and/or returns, make commitments to the necessary authority or authorities in connection with the aforesaid matters whenever required.
16. To pay all fees, charges, outgoings or expenses whatsoever in respect of the Said Premises and similarly to receive all incomings receivable for and on account of the Said Premises, as the occasion so requires.



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17. To appoint and employ required security personnel and other staff for the due protection, preservation and maintenance of the Said Premises and to terminate their services as and when necessary.
18. To enter into appropriate agreement for sale, sell, lease, sub-lease the flats, units, premises, garages, parking spaces and other areas and spaces therein in accordance with the said Development Agreement to such person/s and for such consideration / price, as mutually agreed and on such other terms, conditions, covenants and provisions as our said Attorney may in its sole, absolute and unfettered discretion think fit and proper, and to hand over possession, occupation and/or charge thereof to the allottees, purchasers, lessees, sub-lessees and other transferees thereof, and to receive the entire consideration and other monies and benefits which may be received by or accrue to them in respect thereof and out of that to adjust and/or appropriate in terms of the Development Agreement and for these purposes, to do, execute and perform all necessary acts, deeds, things and matters, including to enter into, sign seal, execute and register (if required) all necessary letters, agreements, documents, instruments, assurances and writings whatsoever or howsoever and as our said Attorney may deem fit and proper.
19. To make, prepare, sign, execute enter into, alter, modify or to cancel all deeds, documents, agreements, contracts, applications, allotments, etc. on our behalf for the sale, lease and/or otherwise transfer of the proportionate undivided part or share comprised in the Said Premises attributable to the flats, apartments and/or other constructed spaces or areas to be developed by the said Developer thereat and agreed to be sold or transferred to the intending transferees thereof and to receive all monies, considerations, premiums, deposits, earnest

Additional Request of
Assurances in Kuwait
20 JAN 2023



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monies and other sums or amounts from such intending transferees and upon completion of construction of the new buildings, as aforesaid, to deliver possession of the respective allotments to such intending transferees, respectively, and/or to transfer the same in accordance with law.

20. To sell, grant lease of and/or otherwise transfer the spaces, units, flats, apartments, car parking spaces and other areas or spaces in the said building, with proportionate share in the land comprised in the Said Premises, and to receive all consideration monies, advances and other amounts in respect thereof from the intending transferees in terms of the Development Agreement *in respect of Developer's Affidavit*

21. To execute deed of conveyance/s, convey and/or otherwise transfer the spaces, units, flats, apartments, car parking spaces and other areas or spaces in the said building, with the prior written consent of the owners, with undivided proportionate share in the land comprised in the Said Premises, and to receive all consideration monies, advances and other amounts in respect thereof from the intending transferees in terms of the Development Agreement.

22. To grant, sign and give valid receipts and/or discharges for all monies and amounts received by the said Attorney under or pursuant to the powers hereby conferred which shall fully exonerate the person paying the same and also to refund excess thereof, if any, to the person paying the same and to obtain similar receipts and/or discharges in respect thereof on our behalf.

COVA INTERNATIONAL

 Proprietor
 NIPIN R. KOTHARI-HIP

Additional Receipt of
Assurances by A/C 100000
20 JAN 2020



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23. To do all acts, deeds and things, which are in general required or deemed necessary by the said Attorney to construct, carry out and complete development of the Said Premises in accordance with the said Development Agreement.
24. To form, incorporate and register any organization/s (hereinafter referred to as "the **said Organisation/s**") comprising all or any of the allottees, purchasers and transferees of the flats, units, premises, garages, parking spaces and other areas and spaces comprised in the Said Premises, including one or more co-operative societies, limited companies, associations of apartment owners (condominiums) or otherwise, and for that, to do and perform all necessary acts, deeds, matters and things, including to deal and correspond with. and represent us before the Registrar of Co-operative Societies, the Registrar of Companies and/or any other concerned authorities, and to sign, execute, submit and register all necessary forms, applications, declarations, affidavits, undertakings and other papers, deeds, documents, instruments and writings whatsoever under the West Bengal Apartment Ownership Act, 1972 or other laws or rules for the time being in force in West Bengal.
25. For all or any of the purposes hereinbefore stated to appear and represent us before any Notary Public, Magistrate, Registrar, District Registrar, Additional Registrar, Registrar of Assurances and/or other registration authorities, Kolkata Municipal Corporation, Kolkata Metropolitan Development Authority, Kolkata Improvement Trust, the competent authority under the Urban Land (Ceiling and Regulation)



Additional Receiver of
Assurances H/ Kolkata
20 JAN 2023



Act, 1976, Income Tax authorities, Fire Brigade, Police Authorities, IGBC, GRIHA Council and/or other competent authority or body for certification of green building and also all other authorities and Government Departments and/or its officers and also all other State Executives Judicial or Quasi Judicial and other authorities and persons and also all courts tribunals and appellate authorities and to do all acts deeds and things and to make, sign, execute, affirm, notarize, submit, present for registration, admit execution, acknowledge and register or have registered and perfected and/or delivered all deeds, agreements, documents, instruments, declarations, affidavits, applications, undertakings, indemnities, objections, notices, etc., as be required by the concerned authorities or as may in any way be found necessary or expedient by the said Attorney.

26. To commence, prosecute, enforce, defend, answer and oppose all actions, suits, writs, appeals, revisions and other legal proceedings and demands, civil criminal or revenue, concerning the sanction or building plans and/or touching or concerning any of the matters herein contained in which we in any way or manner now are or may hereafter be interested or concerned and if thought fit to compromise, settle, refer to arbitration, abandon, submit to judgment or become non-suited in any such action or proceedings as aforesaid before any Court, Civil or Criminal or Revenue including the Tribunal, Collector, etc.

27. To file and submit declarations, statements, applications and/or returns, make commitments and give undertakings and indemnities to the necessary authority or authorities in connection with the matters herein contained.



20 JAN 2020

28. For better and more effectually exercising the powers and authorities aforesaid to retain appoint and employ Advocates, Pleaders, Solicitors and to revoke such appointments.

AND GENERALLY to do all acts deeds and things for better exercise of the authorities herein contained which we ourselves could have lawfully done under our own hands and seals, if personally present.

AND we hereby agree that all acts deeds and things lawfully done by our said Attorney by virtue of and purporting to be under the authority hereby conferred shall be construed as acts, deeds and things done by us and we undertake to ratify and confirm and agree to ratify and confirm all and whatever our said Attorney shall lawfully do or cause to be done in or about the premises aforesaid.

THE SCHEDULE ABOVE REFERRED TO:

(Description of the "Said Premises")

ALL THAT Land measuring 4 (four) cottah 8 (eight) chittack, more or less, together with RT shed structure measuring about 100 sq. ft., situate, lying at and being Premises No. 1A, Sahanagar Road, within Ward No. 88 of the Kolkata Municipal Corporation, Police Station Tollygunge, Sub-Registration District Allpore, District South 24 Parganas and the Said Premises is delineated and demarcated in the **Plan** annexed herewith and bordered in colour**Red** thereon and butted and bounded as follows:

On the North: By 1D Sahanagar Road, Kolkata-26

On the South: By Sahanagar Road, Kolkata-26

ON the East :- By Common Passage and 1C, Sahanagar Road, Kolkata-26.

ON the West :- By 26B, Tollygunge Road, Kolkata-26.

FOR VA INTERNATIONAL

Proprietor

(NIPUN R. KOTHARI-HIP)



Additional Payment of
Assurance III Received
20 JAN 2023



IN WITNESS WHEREOF, we have hereunto set and subscribed our hands
this 20th day of January 2023.

SIGNED AND DELIVERED by the
withnamed Grantors at Kolkata in
the presence of:

1) Manish Lal Jainwara
4/11/15, Shree Patala Road
Kodhins, KOL-22

2) Prakash Chandra, the
owner's counsel, Calcutta

1. Gouri Banerjee,
2. Gita Samadder.

3. Gopa Sen.

4. Pratibha

5. Joydip Mukherjee

6. Anil Kumar

7. Shikha

8. Sanyal

9. Indira Mukherjee

10. Arpita Mukherjee

11. Pooja Mukherjee

We accept:

OF VIKRAMA JONAS

Proprietor

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Drafted by:-

Tuhin Baran Chakrabarty
Advocate, AL
Alipore Court
Enrollment No. WB/18/9/1999



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Additional Registrar of
Assurances in Kolkata
20 JAN 2023



SPECIMEN FORM TEN FINGER PRINTS

Signature of the
suspects and/or
purchaser Present



Gowri Banerjee

Gowri Banerjee

Little	Ring	Middle	(Left Hand)	Fore	Thumb
Thumb	Fore	Middle	(Right Hand)	Ring	Little



Disha Samadder

Disha Samadder

Little	Ring	Middle	(Left Hand)	Fore	Thumb
Thumb	Fore	Middle	(Right Hand)	Ring	Little



Disha Samadder

Disha Samadder

Little	Ring	Middle	(Left Hand)	Fore	Thumb
Thumb	Fore	Middle	(Right Hand)	Ring	Little



Disha Samadder



Disha Samadder

Little	Ring	Middle	(Left Hand)	Fore	Thumb
Thumb	Fore	Middle	(Right Hand)	Ring	Little

20 JAN 2023



SPECIMEN FORM TEN FINGER PRINTS

Signature of the Accusant and/or Prosecutor/President					
 <i>Prattal M... ..</i>	 Little	 Ring	 Middle	 Fore	 Thumb
 Thumb	 Fore	 Middle	 Ring	 Little	
 <i>Abel... ..</i>	 Little	 Ring	 Middle	 Fore	 Thumb
 Thumb	 Fore	 Middle	 Ring	 Little	
 <i>...</i>	 Little	 Ring	 Middle	 Fore	 Thumb
 Thumb	 Fore	 Middle	 Ring	 Little	
 <i>...</i>	 Little	 Ring	 Middle	 Fore	 Thumb
 Thumb	 Fore	 Middle	 Ring	 Little	
 <i>...</i>					

Additional Receipt of
Assurances in Kolkata
20 JAN 2023



SPECIMEN FORM TEN FINGER PRINTS

Signature of the
SUSPECTS and/or
WITNESSES



Shahid Ali Makhfi

Thumb	Index	Middle	Left Hand	Ring	Little

Shahid Ali Makhfi



*Arif Khan
Makhfi*

Thumb	Index	Middle	Left Hand	Ring	Little



Farah Khan

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Farah Khan



Thumb	Index	Middle	Left Hand	Ring	Little



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Additional Registrar of
Assurances III Kolhara
20 JAN 2023

Major Information of the Deed

Transaction No / Year	I-1903-00381/2023	Date of Registration	20/01/2023
Registration No / Year	1903-8000178754/2023	Office where deed is registered	
Registration Date	20/01/2023 4:52:17 PM	A.R.A. - III KOLKATA, District: Kolkata	
Applicant Name, Address & Other Details	SUPRIYO BASU AND ASSOCIATES 6, Old Post Office Street, Thana : Hare Street, District : Kolkata, WEST BENGAL, PIN - 700001, Mobile No. : 9903635387, Status : Solicitor firm		
Transaction	Additional Transaction		
[0138] Sale, Development Power of Attorney after Registered Development Agreement			
Set Forth Value	Market Value		
Rs. 17,50,000/-	Rs. 1,63,49,997/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 100/- (Article:48(g))	Rs. 73/- (Article:E, M(a),)		
Remarks	Development Power of Attorney after Registered Development Agreement of [Deed No/Year):- 190300378/2023 Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :

District: South 24-Parganas, P.S:- Kalighat, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Sahanagar Road,, Premises No: 1A,, Ward No: 088 Pin Code : 700026













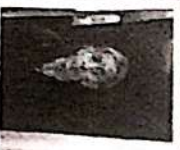





Sch No	Plot Number	Khathan Number	Land Proposed ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1			Bastu	4 Katha 8 Chatak	16,00,000/-	1,61,99,997/-	Property is on Road Adjacent to Metal Road.,, Project Name :
Grand Total :				7.425Dec	16,00,000 /-	161,99,997 /-	







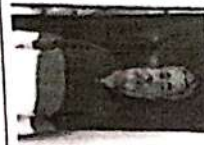








Structure Details :










Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	100 Sq Ft.	1,50,000/-	1,50,000/-	Structure Type: Structure
Gr. Floor, Area of floor : 100 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 10 Years, Roof Type: Tin Shed, Extent of Completion: Complete					
Total :		100 sq ft	1,50,000 /-	1,50,000 /-	







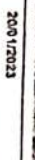
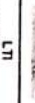
Details :

Name, Address, Photo, Finger print and Signature

Name	Photo	Finger Print	Signature
Smt Gourl Banerjee Wife of Late Rathindra Nath Banerjee Executed by: Self, Date of Execution: 20/01/2023 Admitted by: Self, Date of Admission: 20/01/2023, Place : Office			
3/2, Abhoy Charan Mukherjee Lane, Kamarhati, City:- Not Specified, P.O:- Belgaria, District:-North 24-Parganas, West Bengal, India, PIN:- 700056 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: bxxxxxx9a, Aadhaar No: 21xxxxxxxx3668, Status :Individual, Executed by: Self, Date of Execution: 20/01/2023 , Admitted by: Self, Date of Admission: 20/01/2023 ,Place : Office			
2 Smt Gita Samaddar Wife of Swapan Kumar Samaddar Executed by: Self, Date of Execution: 20/01/2023 Admitted by: Self, Date of Admission: 20/01/2023 ,Place : Office			
57, Netaji Colony, City:- Not Specified, P.O:- Baranagar, P.S:-Baranagar, District:-North24-Parganas, West Bengal, India, PIN:- 700090 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: bxxxxxx1c, Aadhaar No: 81xxxxxxxx5349, Status :Individual, Executed by: Self, Date of Execution: 20/01/2023 , Admitted by: Self, Date of Admission: 20/01/2023 ,Place : Office			
3 Smt Gopa Sen Wife of Satyabrata Sen Executed by: Self, Date of Execution: 20/01/2023 Admitted by: Self, Date of Admission: 20/01/2023 ,Place : Office			
07, Hat Lane, VTC Howrah, City:- Not Specified, P.O:- Howrah, P.S:-Howrah, District:-Howrah, West Bengal, India, PIN:- 71101 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: bxxxxxx71, Aadhaar No: 95xxxxxxxx7949, Status :Individual, Executed by: Self, Date of Execution: 20/01/2023 , Admitted by: Self, Date of Admission: 20/01/2023 ,Place : Office			

Name	Photo	Finger Print	Signature
Pratip Mukherjee Son of Late Parimal Mukherjee Executed by: Self, Date of Execution: 20/01/2023 Admitted by: Self, Date of Admission: 20/01/2023, Place : Office			
Shri Projal Mukherjee Son of Late Parimal Mukherjee Executed by: Self, Date of Execution: 20/01/2023 Admitted by: Self, Date of Admission: 20/01/2023, Place : Office			
Shri Ashokjiothi Mitra Son of Late Tapas Mitra Mustafi Executed by: Self, Date of Execution: 20/01/2023 Admitted by: Self, Date of Admission: 20/01/2023, Place : Office			
1C, Sahanagar Road, City:- Not Specified, P.O:- Kallighat, P.S:-Tollygunge, District:-South24-Parganas, West Bengal, India, PIN:- 700026 Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, PAN No.:: aexxxxxx9e, Aadhaar No: 47xxxxxxxx0558, Status: Individual, Executed by: Self, Date of Execution: 20/01/2023 Admitted by: Self, Date of Admission: 20/01/2023, Place : Office			
P-325, Ganguly Bagan East Road, City:- Not Specified, P.O:- Baghajatin, P.S:-Patuli, District:-South 24-Parganas, West Bengal, India, PIN:- 700084 Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, PAN No.:: eqxxxxxx9p, Aadhaar No: 89xxxxxxxx7964, Status: Individual, Executed by: Self, Date of Execution: 20/01/2023 Admitted by: Self, Date of Admission: 20/01/2023, Place : Office			

Name	Photo	Finger Print	Signature
Anandhyothi , (Alias: Anandhyothi Mitra Mustafi) Daughter of Late Tapas Mitra Executed by: Self, Date of Execution: 20/01/2023 Admitted by: Self, Date of Admission: 20/01/2023 ,Place : Office			
P-325, Ashok Road, Garla, City:- Not Specified, P.O:- Baghajatin, P.S:-Patuli, District:-South24-Parganas, West Bengal, India, PIN:- 700084 Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, PAN No.:: aoxxxxxx7b, Aadhaar No: 69xxxxxxxxx2512, Status :Individual, Executed by: Self, Date of Execution: 20/01/2023 Admitted by: Self, Date of Admission: 20/01/2023 ,Place : Office			
Smt Roy Sujata Wife of Uday Roy Executed by: Self, Date of Execution: 20/01/2023 Admitted by: Self, Date of Admission: 20/01/2023 ,Place : Office			
28/B, CRS Railway Quarters West Colony, Konkachennalahungunta, Settpalli, Chittoor, City:- Not Specified, P.O:- Settipalli, P.S:-ALPERI, District:-Chittoor, Andhra Pradesh, India, PIN:-517506 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: lxxxxxx5k, Aadhaar No: 94xxxxxxxxx6425, Status :Individual, Executed by: Self, Date of Execution: 20/01/2023 Admitted by: Self, Date of Admission: 20/01/2023 ,Place : Office			
Smt Sucheta Mitra Mustafi Daughter of Late Tapas Mitra Mustafi Executed by: Self, Date of Execution: 20/01/2023 Admitted by: Self, Date of Admission: 20/01/2023 ,Place : Office			
P-325, Ganguly Bagan East Road, Garla, City:- Not Specified, P.O:- Baghajatin, P.S:-Patuli, District:-South 24-Parganas, West Bengal, India, PIN:- 700084 Sex: Female, By Caste: Hindu, Occupation: Service, Citizen of: India, PAN No.:: bkxxxxxx8f, Aadhaar No: 95xxxxxxxxx3211, Status :Individual, Executed by: Self, Date of Execution: 20/01/2023 Admitted by: Self, Date of Admission: 20/01/2023 ,Place : Office			

Name	Photo	Finger Print	Signature
<p>Smt Mukherjee Himangshu Executed by: Self, Date of Admission: 20/01/2023, Place of Office</p>			
<p>1C, Sahanagar Road, City:- Not Specified, P.O:- Kallighat, P.S:-Tollygunge, District:-South24-Parganas, West Bengal, India, PIN:- 700026 Sex: Female, By Caste: Hindu, Occupation: Housewife, Citizen of: India, PAN No.:: apxxxxxx1b, Aadhaar No: 35xxxxxxxx4487, Status: Individual, Executed by: Self, Date of Execution: 20/01/2023, Admitted by: Self, Date of Admission: 20/01/2023, Place : Office</p>			
<p>1C, Sahanagar Road, City:- Not Specified, P.O:- Kallighat, P.S:-Tollygunge, District:-South24-Parganas, West Bengal, India, PIN:- 700026 Sex: Female, By Caste: Hindu, Occupation: Service, Citizen of: India, PAN No.:: apxxxxxx0a, Aadhaar No: 34xxxxxxxx3898, Status: Individual, Executed by: Self, Date of Execution: 20/01/2023, Admitted by: Self, Date of Admission: 20/01/2023, Place : Office</p>			

Attorney Details :



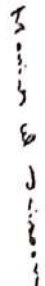
Sl No	Name,Address,Photo,Finger print and Signature
1	<p>V K INTERNATIONAL represented By Its Proprietor NIPUN RAMNIKAL KOTHARI (IUF), 11, Bipin Bihari Ganguly Street, City:- Kolkata, P.O:- Bowbazar, P.S:-Bowbazar, District:-Kolkata, West Bengal, India, PIN:- 700012, PAN No.:: aioxoxxtf,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative</p>

Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	<p>Nipun Ramnikal Kothari (Presentant) Son of Ramnikal Mohanlal Kothari Date of Execution - 20/01/2023, Admitted by: Self, Date of Admission: 20/01/2023, Place of Admission of Execution: Office</p>

Address: Road, City:- Not Specified, P.O:- LLR Sarani, P.S:-Bhawanipore, District:-South 24-
West Bengal, India, PIN:- 700020, Sex: Male, By Caste: Hindu, Occupation: Business,
PAN No...: aixxxxxx1f, Aadhaar No: 35xxxxxxxx8672 Status : Representative,
Representative of : V K INTERNATIONAL (as KARTA OF NIPUN RAMNIKIAL KOTHARI (HUF))

Identifier Details :

Photo	Finger Print	Signature
		
<p>Mr. Manish Lal Jaiswara Son of Rajan Lal Jaiswara 44-15, Shree Prasad Road, Hastings, City:- Kolkata, P.O:- Hastings, P.S:- Hastings, District:-Kolkata, West Bengal, India, PIN - 700022</p>		
20/01/2023	20/01/2023	20/01/2023

Identifier Of Smt Gouri Banerjee, Smt Gita Samaddar, Smt Gopa Sen, Shri Pratip Mukherjee, Shri Projlal Mukherjee,
Smt Ashokjoti Mitra, Smt Amariyothi, Smt Roy Sujata, Smt Sucheta Mitra Mustaf, Smt Anjana Mukherjee, Smt
Promila Mukherjee, Nipun Ramnikial Kothari

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Smt Gouri Banerjee	V K INTERNATIONAL-0.675 Dec
2	Smt Gita Samaddar	V K INTERNATIONAL-0.675 Dec
3	Smt Gopa Sen	V K INTERNATIONAL-0.675 Dec
4	Shri Pratip Mukherjee	V K INTERNATIONAL-0.675 Dec
5	Shri Projlal Mukherjee	V K INTERNATIONAL-0.675 Dec
6	Smt Ashokjoti Mitra	V K INTERNATIONAL-0.675 Dec
7	Smt Amariyothi	V K INTERNATIONAL-0.675 Dec
8	Smt Roy Sujata	V K INTERNATIONAL-0.675 Dec
9	Smt Sucheta Mitra	V K INTERNATIONAL-0.675 Dec
10	Smt Anjana Mukherjee	V K INTERNATIONAL-0.675 Dec
11	Smt Promila Mukherjee	V K INTERNATIONAL-0.675 Dec

Transfer of property for S1

Sl.No	From	To. with area (Name-Area)
1	Smt Gouri Banerjee	V K INTERNATIONAL-9.09090900 Sq Ft
2	Smt Gita Samaddar	V K INTERNATIONAL-9.09090900 Sq Ft
3	Smt Gopa Sen	V K INTERNATIONAL-9.09090900 Sq Ft
4	Shri Pratip Mukherjee	V K INTERNATIONAL-9.09090900 Sq Ft
5	Shri Projlal Mukherjee	V K INTERNATIONAL-9.09090900 Sq Ft
6	Smt Ashokjoti Mitra	V K INTERNATIONAL-9.09090900 Sq Ft
7	Smt Amariyothi	V K INTERNATIONAL-9.09090900 Sq Ft
8	Smt Roy Sujata	V K INTERNATIONAL-9.09090900 Sq Ft
9	Smt Sucheta Mitra	V K INTERNATIONAL-9.09090900 Sq Ft
10	Smt Anjana Mukherjee	V K INTERNATIONAL-9.09090900 Sq Ft
11	Smt Promila Mukherjee	V K INTERNATIONAL-9.09090900 Sq Ft

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

made under rule 27 of West Bengal Registration Rule, 1962 duly stamped under schedule 1A, Article number : 48
Indian Stamp Act - 1932

Registration Under Section 52 & Rule 22A(2) 48(1) W.B. Registration Rules, 1962

presented for registration at Rs. 40 on 20-07-2023, at the Office of the A.R.A. - III KOLKATA by Nipun Ramniklal

Admitted

Certificate of Market Value (W.B. P.V.V. Rules of 2007)

Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs 1,32,45,357 -

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

Execution is admitted on 20/07/2023 by 1. Smt Gour Banerjee, Wife of Late Ratindra Nath Banerjee, 3/2, Abhoy Chatter Mukherjee Lane, Karamtanti, P.O. Belgachia, Thane: Belgachia, North 24-Parganas, WEST BENGAL, India, PIN - 700026, by caste Hindu, by Profession House wife, 2. Smt Gita Samadhar, Wife of Swapan Kumar Samadhar, 57, Nerali Colony, P.O. Baranagar, Thane: Baranagar, North 24-Parganas, WEST BENGAL, India, PIN - 700090, by caste Hindu, by Profession House wife, 3. Smt Gopa Sen, Wife of Sayabrata Sen, 07, Hat Lane, VTC Howrah, P.O. Howrah, Thane: Howrah, Howrah, WEST BENGAL, India, PIN - 711101, by caste Hindu, by Profession House wife, 4. Smt Prati Mukherjee, Son of Late Parimal Mukherjee, 1/C, Sahanager Road, P.O. Kalighat, Thane: Tollygunge, South 24-Parganas, WEST BENGAL, India, PIN - 700026, by caste Hindu, by Profession Service, 5. Shri Projal Mukherjee, Son of Late Parimal Mukherjee, 1/C, Sahanager Road, P.O. Kalighat, Thane: Tollygunge, South 24-Parganas, WEST BENGAL, India, PIN - 700026, by caste Hindu, by Profession Service, 6. Shri Ashokjoti Mitra, Son of Late Taras Mitra Mustafi, P-325, Ganguly Bagan East Road, P.O. Baghajatin, Thane: Patuli, South 24-Parganas, WEST BENGAL, India, PIN - 700084, by caste Hindu, by Profession Service, 7. Shri Amarjoti Mitra Mustafi, Son of Late Taras Mitra Mustafi, P-325, Ashok Road, Garha, P.O. Baghajatin, Thane: Patuli, South 24-Parganas, WEST BENGAL, India, PIN - 700084, by caste Hindu, by Profession Service, 8. Smt Roy Sujata, Wife of Uday Roy, 23/E, ORS Railway Quarters West Colony, Konchachattalghunta, Settipali, Chittor, P.O. Settipali, Thane: ALPESRI, Chittor, ANDHRA PRADESH, India, PIN - 517506, by caste Hindu, by Profession House wife, 9. Smt Sucheta Mitra Mustafi, Daughter of Late Taras Mitra Mustafi, P-325, Ganguly Bagan East Road, Garha, P.O. Baghajatin, Thane: Patuli, South 24-Parganas, WEST BENGAL, India, PIN - 700084, by caste Hindu, by Profession Service, 10. Sahanager Road, P.O. Kalighat, Thane: Tollygunge, South 24-Parganas, WEST BENGAL, India, PIN - 700026, by caste Hindu, by Profession House wife, 11. Smt Purnita Mukherjee, Wife of Biswaji Roy, 1/C, Sahanager Road, P.O. Kalighat, Thane: Tollygunge, South 24-Parganas, WEST BENGAL, India, PIN - 700026, by caste Hindu, by Profession Service

Identified by Mr Manish Lal Jaiswara, Son of Rajan Lal Jaiswara, 4/H/15, Shew Prasad Road, Hastings, P.O. Hastings, Thane: Hastings, City/Town: KOLKATA, Kolkata, WEST BENGAL, India, PIN - 700022, by caste Hindu, by Profession Service

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

Execution is admitted on 20-07-2023 by Nipun Ramniklal Kothari, KARTA OF NIPUN RAMNIKAL KOTHARI (HUF), V K INTERMEDIATE, represented by its Proprietor NIPUN RAMNIKAL KOTHARI (HUF), 11, Bipin Bihari Ganguly Street, City- Kolkata, P.O.- Bowbazar, P.S.-Bowbazar, District-Kolkata, West Bengal, India, PIN:- 700012
Identified by Mr Manish Lal Jaiswara, Son of Rajan Lal Jaiswara, 4/H/15, Shew Prasad Road, Hastings, P.O. Hastings, Thane: Hastings, City/Town: KOLKATA, Kolkata, WEST BENGAL, India, PIN - 700022, by caste Hindu, by Profession Service

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 73,00/- (E = Rs 7,00/-, J = Rs 55,00/-, M(a) = Rs 7,00/-, M(b) = Rs 4,00/-) and Registration Fees paid by Cash Rs 73,00/-

Stamp Duty payable for this document is Rs. 50/- and Stamp Duty paid by Stamp Rs 100.00/-
Stamp Duty impressed, Serial no 2750, Amount: Rs. 100.00/-, Date of Purchase: 18/11/2022, Vendor name: KESAB
Stamp
Still

Sd/-

Ganar Kumar Pramanick
ADDITIONAL REGISTRAR OF ASSURANCE
OFFICE OF THE A.R.A. - III KOLKATA
Kolkata, West Bengal



Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1903-2023, Page from 19758 to 19787
being No 190300381 for the year 2023.



[Handwritten signature]

Digitally signed by Samar Kumar
pramanick
Date: 2023.01.25 11:43:05 -05:00
Reason: Digital Signing of Deed.

(Samar Kumar Pramanick) 2023/01/25 11:43:05 AM
ADDITIONAL REGISTRAR OF ASSURANCE
OFFICE OF THE A.R.A. - III KOLKATA
West Bengal.

(This document is digitally signed.)