

007462

28 APR 2021

Date.....
Paid to.....
For.....
Amount.....

S. CHAKRABORTY
Advocate, Alipore Judges Court
Kolkata - 27

Sd/-
Sanjivan Das
Stamp Vendor
Alipore Police Court
South 24 Prgs., Klt 27

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



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

22 JUN 2021

ACVPC9320L, Aadhaar No.291126946053, By Faith Hindu, By Occupation-Business, residing at 6C, Short Street, Park Street, Kolkata-700016, on the basis of board regulation, dated 10/06/2022, do hereby empower, nominate, constitute and appoint M/S. NARAYAN SAHA, a Sole Proprietorship Firm, having its office at 4/12, Azadgarh, Post Office-Regent Park, Police Station- previously Jadavpur now Golf Green, Kolkata-700040, District-24-Parganas (South), represented by its Sole Proprietor SRI NARAYAN SAHA, Son of Late Chittaranjan Saha, By Faith Hindu, By Occupation-Business, PAN-AKMPS3317G, Aadhaar No.245032839163, residing at 4/12, Azadgarh, Post Office-Regent Park, Police Station- previously Jadavpur now Golf Green, Kolkata-700040, District-24-Parganas (South), as company's true and lawful ATTORNEY for us in company's name , on company's behalf to do inter alia amongst others the acts, deeds and things viz. :-

W H E R E A S the EXECUTANT herein is at present the absolute Owner of ALL THAT piece and parcel of the land measuring 3 Cottahs 7 Chittaks 00 Square Feet be the same a little more or less together with 40 years old 400 Square Feet Cement floor, single storied residential pucca structure thereon, now within the Limits of Kolkata Municipal Corporation, at KMC Premises No.3, Aswini Dutta Road, being Ward No.085, Assessee No.110850100032, Police Station-Lake, Kolkata-700029, by way of PURCHASE the Property more fully described in the Schedule below and I the Executant herein do hereby nominate, empower, constitute and appoint M/S. NARAYAN SAHA, a Sole Proprietorship Firm, having its office at 4/12, Azadgarh, Post Office-Regent Park, Police Station- previously Jadavpur now Golf Green, Kolkata-700040, District-24-Parganas



District Sub-Registrar-IV
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Registration 1908
Alipore, South 24 Parganas

22 JUN 2022

(South), represented by its Sole Proprietor SRI NARAYAN SAHA, Son of Late Chittaranjan Saha, By Faith Hindu, By Occupation-Business, PAN-AKMPS3317G, Aadhaar No.245032839163, residing at 4/12, Azadgarh, Post Office-Regent Park, Police Station- previously Jadavpur now Golf Green, Kolkata-700040, District-24-Parganas (South), as company's true and lawful Attorneys to do and execute and perform or cause to be done executed or performed with nominee all or any of the acts, deeds and things :-

1} On company's behalf to make sign, execute and verify all applications or objections to appropriate authorities for all and any license permission or consent etc. required by law in connection with management of the Property or Properties mentioned in Schedule below.

2} On company's behalf to effect mutation in Offices or Competent Authorities and sign & execute all applications or objections or hearing and swear Affidavits relating to mutation or any other purpose in company's names and on company's behalf.

3} On company's behalf to appear for and represent us before the Board of Revenue, Collector any District, Sub-Divisional Officer any Magistrate, Judge, Munsiff, Settlement Offices, J.L.L.R.O.'S Offices, B.L.L.R.O.'S Offices, and on all Government Offices, Kolkata Municipal Corporation, for assessment of unassessed property and for mutation, Improvement Trust, K.M.D.A., Fire Brigade, Commissioners of any Division on all matter and things relating to estate or its affairs.

4} On company's behalf to appear for and represent us in all the Courts, Civil, Criminal or Revenue including original Revisional or Appellate

Court in any Registration Offices and to sign, execute, verify and file complaints, written statements and petitions permissions for all purposes and also to present appeals in any Court and to accept services of all summons notices and his process of law.

5} On company's behalf to appear before and execute/ sign any of them or all of them the KMC building Plan and to submit the same in company's names and in company's favour and to do all formalities for modification and/or alterations of Plan including D/sketch plan, renew and sign, execute Declaration, Affidavit, Boundary Declaration, which includes any Deed and to present for Registration to admit execution to any Registry Authority and to have the said documents and/or sign & execute, any Declaration, Affidavit, Boundary Declaration which includes Gifts and to present for Registration to admit for execution to any Registration Authority and to have the said document registered and/or for whatsoever necessary before the Kolkata Municipal Corporation, or to any Competent Authority to obtain, "No Objection Certificate" from the Competent Authority, for which to execute and sign all papers, documents, Affidavits, whatsoever necessity in company's names and in company's favour to negotiate in company's names and to do whatsoever necessary for the same in company's names or on company's behalf as I could do personally by myself.

6} On company's behalf to appear and to apply for obtaining sanction, permissions, clearances and service connection before appropriate authorities {both Sanitary & Water} internal & external, Improvement Trust, CESC, Fire Brigade, Housing Board West Bengal and

any local and all Government Offices and to sign, execute on company's **behalf** all necessary forms, applications, petitions and documents and apply **for obtaining permit, license permanent and temporary supply service as may be** required from time to time.

7} On company's behalf to apply for electricity, water, telephone, sewerage, drains and/or connection or any other utility in the said Premises. To apply for alterations and/or extended approved/sanctioned KMC Plan and to pay fees and to take delivery of the same and take such other order or permissions from the necessary authorities which he think deem fit and proper.

8} On company's behalf to appoint engage Pleaders, Advocates, whenever company's said Attorneys shall think proper to do so and to discharge and/or terminate his appointment in respect of the Property mentioned in the Schedule below.

9} On company's behalf to evict all trespassers and other unauthorized Occupiers and he has the rights to evict the Tenants, Licensees through Court of law and/or negotiate with he in whatsoever purpose, to mortgage and/or otherwise settle the Property and share of the Property and common users and common parts, common spaces and passages or any part or parts thereof belonging to the Schedule below Property.

10} On company's behalf to negotiate on terms for and to agree to and sell of the building or part thereof which seized and possessed of now and hereafter belongs to us mentioned and described in the Schedule below

to any Purchaser or Purchasers at such price which company's said Attorneys, think fit and proper, to engage upon and to enter into any Agreement or Agreements for such sale or sales and/or to cancel and/or repudiate the same in respect of Developers' allocation only.

11} To Receive from the Intending Purchaser or Purchasers out of the Developer's allocation, (save and except owners' allocation) any earnest money and/or advance or advances from the Purchaser and also the balance of purchase money and to give valid receipt and discharges for the same which will protect the Purchaser or Purchasers.

12} Upon such receipt as aforesaid to sign, execute and deliver any Deed of Sale, Conveyance or Conveyances in favour of such Purchaser or Purchasers or his nominee or nominees or assignee or assignees in respect of the Developer's allocation only.

13} To sign and execute all other deeds, instruments and assurances which he consider necessary and to enter into and/or agree to such covenants and conditions as may be required for fully and effectually conveying the said Property either in part or in full as I personally could do myself, if personally present.

14} To present any such deed or deeds of Sale, Conveyance or Conveyances only the Developer's allocation i.e. save and except owners' allocation as per Development Agreement or other document or documents for Registration and to admit execution and receipt of consideration before the Additional District Sub-Registrar, Sub-Registrar or District Registrar, having Authority for and to have the said Conveyance or Conveyances registered and to do all other acts, deeds and things, which the Attorneys

~~shall consider~~ necessary for the transferring and/or conveying the said ~~Property or properties~~ to the said Purchaser or Purchasers as fully and ~~effectually~~ in all respect as I could do the same myself.

~~15}~~ To enter into any Agreement with any person or persons or ~~Firm and/or~~ Agreement to sell or otherwise dispose of any of the Property or Properties or portion or portions thereof and to transfer and sell the same and to execute and register any document or documents in that behalf.

16} To compromise, compound or withdraw cases or be non-suited to refer to Arbitration all dispute and differences.

17} That I the executant has also executed a registered Development Agreement in favour of M/S. NARAYAN SAHA, a Sole Proprietorship Firm, having its office at 4/12, Azadgarh, Post Office-Regent Park, Police Station- previously Jadavpur now Golf Green, Kolkata-700040, District-24-Parganas (South), represented by its Sole Proprietor SRI NARAYAN SAHA, Son of Late Chittaranjan Saha, By Faith Hindu, By Occupation-Business, PAN-AKMPS3317G, Aadhaar No.245032839163, residing at 4/12, Azadgarh, Post Office-Regent Park, Police Station- previously Jadavpur now Golf Green, Kolkata-700040, District-24-Parganas (South), registered at DSR-IV, Alipore, Vide Book No.I, Deed No. 6756/22 for the year 2022. ✓

A N D we, do hereby agree to ratify and confirm whatever all acts, deeds and things done by the said Attorneys, which shall be construed as acts, deeds and things done by us to all intents and purposes as if I was present even notwithstanding the fact that no special power in that behalf is contained in these presents.

: THE SCHEDULE OF THE PROPERTY :

ALL THAT piece and parcel of the land measuring 3 Cottahs 7 ~~Cottahs~~ 00 Square Feet be the same a little more or less together with 40 ~~years~~ old 400 Square Feet Cement floor, single storied residential pucca structure thereon, now within the Limits of Kolkata Municipal Corporation, at KMC Premises No.3, Aswini Dutta Road, being Ward No.085, Assessee No.110850100032, Police Station-Lake, Kolkata-700029, and butted and bounded by :-

<u>ON THE NORTH</u>	: Premises No.15 & 16, Monoharpukur 2 nd lane.
<u>ON THE SOUTH</u>	: Aswini Dutta Road.
<u>ON THE EAST</u>	: Premises No.4, Aswini Dutta Road.
<u>ON THE WEST</u>	: Premises No.2, Aswini Dutta Road.

(OWNERS' ALLOCATION)

OWNERS will get get one Covered Space, measuring 250 Square Feet Super built up area on the Ground floor, liquidated amount of Rs.3,00,00,000=00 (Rupees Three Crore) only (forfeit money), out of which Rs.5,00,000=00 (Rupees Five Lakh) only will be provided at the time of execution of this Registered Development Agreement & Power of Attorney and balance amount of Rs.2,95,00,000 (Rupees Two Crore Ninety Five Lakh) will be payable during construction period and/or or stipulated period of 18 months from the date of execution of this Agreement.

(DEVELOPER' ALLOCATION)

DEVELOPER save and except the owner's allocation i.e. entire FAR (except one Covered Space, measuring 250 Square Feet Super built up area on the Ground floor) out of the total Sanction plan, together with common areas and facilities to be constructed will be of the Developer's allocation.

IN WITNESSES WHEREOF, SRI SANJAY CHHAOCHHARIA,
have set and subscribed company's respective signatures and hand and
seals on the 22ND day of JUNE, TWO THOUSAND TWENTY TWO, Anno
Domini.

SIGNED SEALED AND DELIVERED
BY THE EXECUTANT AT KOLKATA
IN THE PRESENCE OF :

1} 
Attest

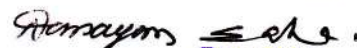
ANNAPURNA VINIMAY PRIVATE LIMITED


Director / Authorised Signatory

2} 
220, Rifle club East
kol- 700070


SIGNATURE OF THE EXECUTANT.


M/s. NARAYAN SAHA


Proprietor

SIGNATURE OF THE ATTORNEY HOLDER.

DRAFTED AND PREPARED BY ME.


{ ADVOCATE } F-434/135/99
ALIPORE JUDGES' COURT. KOL-27.
TYPED BY ME.


{ TYPIST }

Thumb 1st finger middle finger ring finger small finger



Left Hand					
Right Hand					

Name SANJAY CHANDRA CHHARIA

Signature *Sanjay Chharia*

Thumb 1st finger middle finger ring finger small finger



Left Hand					
Right Hand					

Name NARAYAN SAHA

Signature *Narayan Saha* M/s. NARAYAN SAHA

Thumb 1st finger middle finger ring finger small finger

	Left Hand					
	Right Hand					

Name

Signature



Government of West Bengal
Directorate of Registration & Stamp Revenue

e-Assessment Slip

Query No / Year	8001883913/2022	Office where deed will be registered
Query Date	22/06/2022 11:41:51 AM	Deed can be registered in any of the offices mentioned on Note: 11
Applicant Name, Address & Other Details	Sudipta Chakraborty Judges Court Alipore, Thana : Alipore, District : South 24-Parganas, WEST BENGAL, PIN - 700027, Mobile No. : 9831036678, Status : Advocate	
Transaction	Additional Transaction	
[138] Sale, Development Power of Attorney after Registered Development Agreement		
Set Forth value	Market Value	
	Rs. 2,03,18,625/-	
Total Stamp Duty Payable(SD)	Total Registration Fee Payable	
Rs. 50/- (Article.48(g))	Rs. 39/- (Article:E, M(b),)	
Mutation Fee Payable	Expected date of Presentation of Deed	Amount of Stamp Duty to be Paid by Non Judicial Stamp
		Rs. 100/-
Remarks	Development Power of Attorney after Registered Development Agreement of [Deed No/Year]:- 160406756/2022	

Land Details :

District: South 24-Parganas, P.S:- Lake, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Aswini Dutta Road, Premises No: 3, Ward No: 085 Pin Code : 700029

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	3 Katha 7 Chatak		2,01,09,375/-	Property is on Road , Project Name :
Grand Total :				5.6719Dec	0 /-	201,09,375 /-	

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	400 Sq Ft.	0/-	2,09,250/-	Structure Type: Structure
Gr. Floor, Area of floor : 400 Sq Ft., Residential Use. Cemented Floor, Age of Structure: 40 Years, Roof Type: Pucca, Extent of Completion: Complete					
Total:		400 sq ft	0 /-	2,09,250 /-	



Query No: 8001883913 of 2022, Printed On : Jun 22 2022 11:57AM, Generated from Registration office

Principal Details :

Name & address	Status	Execution Admission Details :
ANNAPURNA VINIMAY PRIVATE LIMITED B, Basanta Bose Road, City:- , P.O:- Bhawanipore, P.S:- Bhawanipore, District:-South 24-Parganas, West Bengal, India, PIN:- 700026 PAN No.:: AAxxxxxx8G,Aadhaar No Not Provided, Status Organization, Executed by: Representative	Organization	Executed by: Representative

Attorney Details :

SI No	Name & address	Status	Execution Admission Details :
1	MS NARAYAN SAHA 4/12, AZADGARH, City:- , P.O:- Regent Park, P.S:-Jadavpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700040 , PAN No.:: AKxxxxxx7G,Aadhaar No Not Provided, Status :Organization, Executed by: Representative	Organization	Executed by: Representative

Representative Details :

SI No	Name & Address	Representative of
1	Mr SANJAY CHHAOCHHARIA Son of Late Jagdish Prasad Chhaochharia6C, Short Street, City:- , P.O:- Park Street, P.S:-Park Street, District:-Kolkata, West Bengal, India, PIN:- 700016 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: ACxxxxxx0L,Aadhaar No Not Provided	ANNAPURNA VINIMAY PRIVATE LIMITED (as Director)
2	Mr NARAYAN SAHA Son of Mr Chittaranjan Saha4/12, City:- , P.O:- Regent Park, P.S:-Jadavpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700040 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AKxxxxxx7G,Aadhaar No Not Provided	MS NARAYAN SAHA (as Sole Proprietor)

Identifier Details :

Name & address
Mr Sudipta Chakraborty Son of Late B Chakraborty Judges Court Alipore, City:- Kolkata, P.O:- Alipore, P.S:-Alipore, District:-South 24-Parganas, West Bengal, India, PIN.- 700027, Sex: Male, By Caste: Hindu, Occupation: Advocate, Citizen of: India, , Identifier Of Mr SANJAY CHHAOCHHARIA, Mr NARAYAN SAHA

Transfer of property for L1

SI.No	From	To. with area (Name-Area)
1	ANNAPURNA VINIMAY PRIVATE LIMITED	MS NARAYAN SAHA-5.67188 Dec

Transfer of property for S1

SI.No	From	To. with area (Name-Area)
1	ANNAPURNA VINIMAY PRIVATE LIMITED	MS NARAYAN SAHA-400.00000000 Sq Ft



Query No: 8001883913 of 2022, Printed On : Jun
22 2022 11:57AM, Generated from Registration
office

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

ANNAPURNA VINIMAY PRIVATE
LIMITED



27/07/2007

Permanent Account Number

AAGCA7798G

14022006

Singh

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1604-2022, Page from 212745 to 212762
being No 160406765 for the year 2022.



Digitally signed by ANUPAM HALDER
Date: 2022.06.22 12:45:27 +05:30
Reason: Digital Signing of Deed.

(Handwritten signature)

(Anupam Halder) 2022/06/22 12:45:27 PM
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - IV SOUTH 24-PARGANAS
West Bengal.

(This document is digitally signed.)