

1701/2021

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1530/21



पश्चिम बंगाल WEST BENGAL

AE 270187

Date 1903 - 2 - 272406/2021

Additional Registrar

Additional Registrar of
Assurances II Kolkata

9 FEB 2021

POWER OF ATTORNEY

KNOW ALL MEN BY THESE PRESENTS that we, **PARK INFRA DEVELOPERS PRIVATE LIMITED** (CIN No.U45400WB2010PTC153391) (PAN No. AAFCP6634H) a Company incorporated under the Companies Act, 1956 having its registered office at 16/1A, Abdul Hamid Street, 1st Floor, P.S. Hare Street, P.O. GPO, Kolkata-700 069, West Bengal, represented by its Director **Sri Pawan Kumar Modi** (PAN No. AEWPM8364D) (Aadhaar No.216125141120) son of Late Phool Chand Modi, by faith Jain, by occupation Business, citizen of India, residing at 1, Wood Street, P.S. Shakespeare Sarani, P.O. Park Street, Kolkata-700 016, West Bengal, (hereinafter referred to as the "APPOINTER") **SEND GREETINGS:**

49265

22 JAN 2021

DATE

SOLD TO B. K. Jain & Co.

ADDRESS (Advocate)

6A, K. S. Roy Rd.

Gr. Floor, Kol-1

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

ANJUSHREE BANERJEE
L. S. VENDOR (O.S.)
HIGH COURT, KOLKATA-700 001

22 JAN 2021



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Additional Registrar of
Assurances, Kolkata

29 JAN 2021

WHEREAS:

A. We, **Park Infra Developers Private Limited**, the Appointer herein, are the sole and absolute owner in respect of **All That** the pieces or parcels of Plots of Bastu Land in aggregate measuring **3.207 Acres**, out of which ***Firstly**, Land measuring about **3.110 Acres** comprised in **R.S. Plot Nos.2122, 2124 and 2125** under **R.S. Khatian Nos.765, 766, 4318, 4319 and 1950** within **Mouza - Narsinghbandh, J.L. No.21, P.S. Hirapur, being Holding Nos.63 and 61, S. B. Gorai Road, under Ward No.9 within Asansol Municipal Corporation, District - Burdwan** and **Secondly**, Land measuring about **0.097 Acres** comprised in **R.S. Plot Nos.5098, 5099 and 5100** under **R.S. Khatian No.7009** within **Mouza - Asansol Municipality, P.S. Asansol, District - Burdwan**, more fully described in the *Schedule* hereunder written and the same also shown and delineated in **Red** borders in the map or plan marked "**X**" annexed hereto (hereinafter collectively referred to as the said "**Plots of Land**").

B. By a Development Agreement dated the 16th April, 2019, registered in Book No. I, Volume No. 1903-2019, pages from 68649 To 68701 being No. 190301590 for the Year 2019 at the office of Additional Registrar of Assurance-III, Kolkata, West Bengal, (hereinafter referred to as the "Development Agreement"), we, the Appointer herein, have retained and appointed **CLM Developers Private Limited ("Developer")** as the Developer and have further entrusted to it the development of the said "Plots of Land" and construction of the proposed building complex in 3 (three) phases at or upon the land comprised in the said "Plots of Land", after having obtained necessary plan duly sanctioned by the Asansol Municipal Corporation, on the terms therein recorded.

C. In pursuance of the said Development Agreement dated the 16th April, 2019 we, the Appointer herein, had by a Power of Attorney dated the 16th April, 2019 registered in Book No.I, Volume No.1903-2019, Pages from 68702 to 68726, Being No.190301591 for the year 2019 at the office of the Additional Registrar of assurances-III, Kolkata As Also by another Power of Attorney dated the 14th August, 2019 registered in Book No.IV, Volume No.1902-2019, Pages from 19031 to 19049, Being No.190200684 for the year 2019 at the office of the Additional Registrar of assurances-II, Kolkata retained and appointed **Sri Aditya Sharma**, (PAN No. AWOPS4844G) (Aadhaar No. 206994261438) son of **Sri Mahendra Sharma**, by faith Hindu, by occupation Business, citizen of India, residing at **Shanti Niketan Gujrati Bhaban Road, 3, Raghunath Chak, Bardhaman, Asansol-713303, West Bengal**, the Director of the Developer as our



[Handwritten signature]

Additional Register of
Assurance II

1975-2020

Constituted Attorney and further authorized and empowered him to do various acts, deeds, matters and things for the development of the "said Plot of Land" and construction of the proposed building complex thereat and further to do various acts, deeds, matters and things mention therein.

D. By a two Declaration for cancellation of Power of Attorney both dated the 9th day of February, 2021 being Nos. 145/2021 and 146/2021 we, the Appointer herein, have duly revoked and/or cancelled both the said registered Powers of Attorney dated 16th April, 2019 and 14th August, 2019, which were granted in favour of Sri Aditya Sharma, Director of the said Developer Messrs CLM Developers Private Limited.

E. We, the Appointer above named, have since agreed to grant Power of Attorney retaining and appointing the said **CLM Developers Private Limited**, the Developer above named as our Constituted Attorney and further to authorize and empower it to do various acts, deeds, matters and things for development of the "said Plot of Land" and construction of the proposed building complex thereat and further to sell or otherwise transfer or disposal of the various residential and/or commercial units and/or other spaces of the proposed building complex as per the above Development Agreement.

F. We, the Appointer above named have agreed and decided to retain appoint and constitute **CLM Developers Private Limited**, the Developer above named as our true and lawful Attorney to act in our name and on our behalf and on our account and further to do all or any of the acts deeds matters and things hereafter stated.

NOW KNOW YE ALL MEN BY THESE PRESENTS that we, **PARK INFRA DEVELOPERS PRIVATE LIMITED**, the Appointer abovenamed do hereby make nominate constitute retain and appoint and have made nominated constituted retained and appointed the said **CLM Developers Private Limited** (CIN No. U51109WB1996PTC079838) (PAN No. AACCC2565M) a Company incorporated under the Companies Act, 1956 having its registered office at 33, Masjid Bari Lane, P.S. Asansol south, P.O. Asansol. District Burdwan, Asansol-713301, West Bengal, represented by its Director Sri Aditya Sharma (PAN No. AWOPS4844G) (Aadhaar No. 206994261438) son of Sri Mahendra Sharma, by faith Hindu, by occupation Business, citizen of India, residing at Shanti Niketan Gujrati Bhaban Road, 3, Raghunath Chak, Bardhaman, Asansol-713303, West Bengal (hereinafter referred to as the said "Attorney") as our true and lawful

Pawan Kumar Modi

Aditya Sharma

Attorney to act in our name, on our behalf and on our account and to do all or any of the acts deeds matters and things namely:

1. To take possession of the said "Plots of Land" more fully described in the *Schedule* hereunder written.
2. To prepare the building plan or plans and submit the same and/or amendment thereof and/or revision of the existing plan/plans before the appropriate authority for obtaining the approval/sanction of the same from the said concerned municipal authority.
3. To sign the said building plan/plans and all other necessary application/applications and documents on behalf of the Appointer.
4. Appointer to pay and incur all fees, costs, charges and expenses for the said building plan or plans.
5. To sign the said building plan/plans and all other necessary application/applications and documents on behalf of the Appointer.
6. To obtain loan by mortgage and/or in the manner Developer shall deem fit and proper only as per the terms and to the extent as mentioned in the said Development Agreement.
7. To enter upon take charge and further undertake and carry out development of the said "Plots of Land" more fully described in the *Schedule* hereunder written by the said Attorney and for the said purpose to do all acts deeds matters and things as the said attorney shall think fit and proper under the prevailing circumstances of the said project.
8. To appoint and engage chartered engineer, architects, valuers, surveyors, overseers, civil contractors, sub-contractors, engineers, legal advisors, manager, supervisor, darwans, chowkidars, masons, and other employees and staff for the development of the said "Plots of Land" and discharge or release or terminate all or any of them and also to pay their salaries, wages, remunerations, fees and other charges as said attorney may think fit and proper.
9. To submit maps, drawings and designs modifications and amendments and/or revised building plan for the proposed building and receive completion certificate/occupancy certificate from the appropriate authority and/or necessary clearances from the appropriate government authorities fire brigade, health department if so necessary and other

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L. L. Sharma

department for the purpose of development of the said "Plots of Land" and for construction of the said proposed building consisting of several flats/units/apartments/car parking/space etc. and also for commercial exploitation of the said "Plots of Land" in terms of the said Development Agreement as aforesaid and for the said purpose to make affirm verify and submit all necessary application petitions, maps, elevations documents, diagrams, sketches, bonds, declarations, indemnities, securities and other papers and documents as the said attorney shall think fit and proper.

10. To fit and settle the sale price of the respective flats/units/ apartments/car parking space etc. invite offers make publicity by way of advertisement or otherwise to promote selling and/or invite to sale said respective flats/units/apartments/ shop/office/godown/car parking space to the prospective buyers and also to select the prospective buyers either in individual or groups and to enter into agreement for sale with the said respective buyers in respect of the said flats/units/ apartments/car parking space and other spaces etc. falling under the Developer allocation in terms of the understanding between the parties.
11. To receive collect and realize payments from the intending purchaser/s sale proceeds of the respective units in terms of the agreement for sale to be entered into between the developer and the intending purchasers.
12. To appear before the concerned officer/s of the Government of West Bengal and other appropriate Government Authorities and/or department and to appear before any Registrar, Sub-Registrar for any deeds or documents after due execution thereof in connection with the flats/units, office/commercial/apartments/car parking space so to be constructed on the said "Plots of Land" and also to sign execute and deliver all necessary documents/agreements/indenture/ conveyances/ sale/lease/gift/exchange/rent/ applications, petition/s, declaration/s bond/s and other papers and documents as may from time to time be necessary or required.
13. To appear and represent the Appointer before the appropriate police authorities and also to make or lodge complaint/s and diaries concerning all matters arising out of the development of the said "Plots of Land" or portions thereof as may be from time to time necessary or required.

Pawan Kumar Modi Aditya Sharma

14. To apply for and obtain telephone, electricity, water, drainage, sewerage and other public utility services in or upon the said "Plots of Land" and/or the proposed new building to be erected in or upon the said "Plots of Land" as agreed upon between the parties either in the name of the Appointer or any other person or party as the said attorney shall think fit and proper.
15. To erect and/or construct new building and boundary walls in or upon the said "Plots of Land" as the said attorney shall from time to time think fit and proper for the said purpose and to do all acts deeds matters and things.
16. To sign and execute all documents, from plans, specifications, affidavits, and all other papers as may be necessary to be submitted before any authority or authorities in connection with the said "Plots of Land" or in connection with the development thereof or for construction of building/apartments, flats, and other space/s shop/s thereon and to pay and deposit all fees, levies, fines, penalties, taxes, annual rental, other rates and taxes, other charges and outgoing on account thereof of relating to the said "Plots of Land" as may from time to time be necessary and required.
17. To negotiate for attending discussion and to obtain necessary permission and/or sanction from the various concerned departments constituted statutory and local bodies or authorities for developing the said "Plots of Land" by raising the construction of the proposed building comprising of flats, apartments, shops, common areas and other spaces as the said attorney shall think fit and proper.
18. To enter into negotiations, agreement, contracts and other transactions to fix and settle the price/rent/premium for sale, lease or any kind of transfer or otherwise dispose of the Residential and/or Commercial Units/and or others spaces of the proposed building complex with the intending purchaser/s lessor as agreed upon between the parties as per Development Agreement dated the 16th April, 2019, registered in Book No. I, Volume No. 1903-2019, pages from 68649 to 68701 being No. 190301590 for the Year 2019 at the office of Additional Registrar of Assurance-III, Kolkata, West Bengal.
19. To receive collect and realize payments from the intending purchasers the sale proceeds, rent and premium of the flats, shops, offices, apartment

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common spaces and other spaces of the project either in full or any part thereof in terms of the Development/Agreement.

20. To receive, earnest money, advance money, booking money, consideration money, whether in part or in full from intending purchasers in pursuance of the Agreement for Sale and that on final payment of the agreed consideration the deed of conveyance/s may be executed for sale of the residential cum commercial apartments/building to be constructed in or upon the said schedule plot of land in term of the understanding between the parties and to give valid discharge thereof.
21. To deposit in the joint Escrow Bank Account to be opened as per Clause 14 of the said "Development Agreement" all amount of earnest money, part payments, and consideration amount as may be received and/or realized from buyers/lessee in respect of residential or commercial unit of proposed building complex and for said purpose to do all acts, deeds, matters and things as our said attorney shall think fit and proper.
22. To bear and pay all costs, charges and expenses for carrying out all or any of the acts, deeds and matters as agreed upon between the parties the executant and the developer herein.
23. To take all effective steps immediately in the matter of dismantling the existing old and dilapidated structures and construction of multi storied building for residential and commercial purpose and raising on construction in the property mentioned in the schedule below.
24. To invest necessary funds and bear all expenditure whatsoever for all dismantling, construction, supervision and management of the said multi storied building.
25. That the Second Party shall have every right to receive loan from any Govt. Semi Govt, Financial Institution, Bank Invest Company, Public Limited Company etc. and to mortgage said land and building as security only and to sign, execute any deed to mortgage on behalf of the First Parties in respect of the said property.
26. For further, better and more effectually doing effecting and performing any of the several matters and things aforesaid, I the owner/Appointer herein give and grant unto attorney full power of authority from time to time to appoint one or more substitutes as pleasures and to appoint other or others in its or their place for all or any of the matters aforesaid upon

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such terms and conditions as said attorney shall think proper and expedient generally concerning or relating to the said schedule plot of land and/or development thereof and/or construction of the proposed new building and/or transfer and/or sale and/or assumption of the right in respect thereof as the said attorney shall think fit and proper.

27. **AND GENERALLY** to do and perform all and every such further and other lawful or reasonable acts and things touching and concerning the matters and schedule plot of land aforesaid as fully and eventually to all intents and purposes as I the owner/Appointer and/or severally might or could do if personally was present.

A N D it is clarified that nothing herein contained shall authorize the said Attorney to represent the Appointer in the matters, where the Appointer has reserved the express right to do personally nor to give consent on behalf of the Appointer to the Developer in respect of any matter contained in the Development Agreement which require the Developer to take consent of the Appointer nor to represent the Appointer in any claim, dispute or legal proceeding by or against the Developer or persons claiming through it.

A N D it also be noted that the sale proceeds and/or any other sum received by the Attorney will have to deposited in the Escrow Bank account of the principal;

A N D we, the Appointer above named do hereby ratify and confirm and agree to ratify and confirm all and whatsoever our said Attorney lawfully do **AND WE DECLARE THAT** this Power of Attorney shall at all times be revocable for all purposes.

THE SCHEDULE ABOVE REFERRED TO

"Plots of Land"

All That the pieces or parcels of **Plots of Bastu Land** in aggregate measuring about **3.207 Acres**, out of which *Firstly*, Land measuring about **3.110 Acres** comprised in **R.S. Plot Nos. 2122, 2124 and 2125** under **R.S. Khatian Nos. 765, 766, 4318, 4319 and 1950** within **Mouza - Narsinghbandh, J.L. No. 21, P.S. Hirapur**, *Secondly*, Land measuring about **0.097 Acres** comprised in **R.S. Plot Nos. 5098, 5099 and 5100** under **R.S. Khatian No. 7009** within **Mouza - Asansol Municipality, P.S. Asansol, District - Burdwan, being Holding No. 63/61, Premises Nos 61 & 63, S. B. Gorai Road, under Ward No. 9 within Asansol Municipal Corporaton, District - Burdwan, West Bengal** together with all parts of the building complex in every block to be constructed at the said Plots

of Land and the same shown and delineated in **Red** borders in the map or plan marked "X" annexed hereto, as per the details mentioned hereunder:

R. S. Plot No.	R. S. Khatian No.	Mouza	J.L.No.	Area In Acres
2122	765 & 4318	Narsinghbandh	21	01.940
2124	766 & 4319	Narsinghbandh	21	00.620
2125	1950	Narsinghbandh	21	00.550
5098	7009	Asansol Municipality	20	00.002
5099	7009	Asansol Municipality	20	00.039
5100	7009	Asansol Municipality	20	00.056
Total:				03.207

IN WITNESS WHEREOF we, the said Park Infra Developers Private Limited, the Appointer above named have hereunto set and subscribed our hand and signature on this^{9th} day of ~~February~~, Two Thousand Twenty-One;

SIGNED SEALED AND DELIVERED by the Appointer above named at Kolkata in the presence of:

1) Sasanka Ghosh.
6A, K.S. Roy Road Kel-1

2) Kamik Sen
S.S.G.T.S.T
Kel-1

SIGNED SEALED AND DELIVERED by the Attorney above named at Kolkata in the presence of:

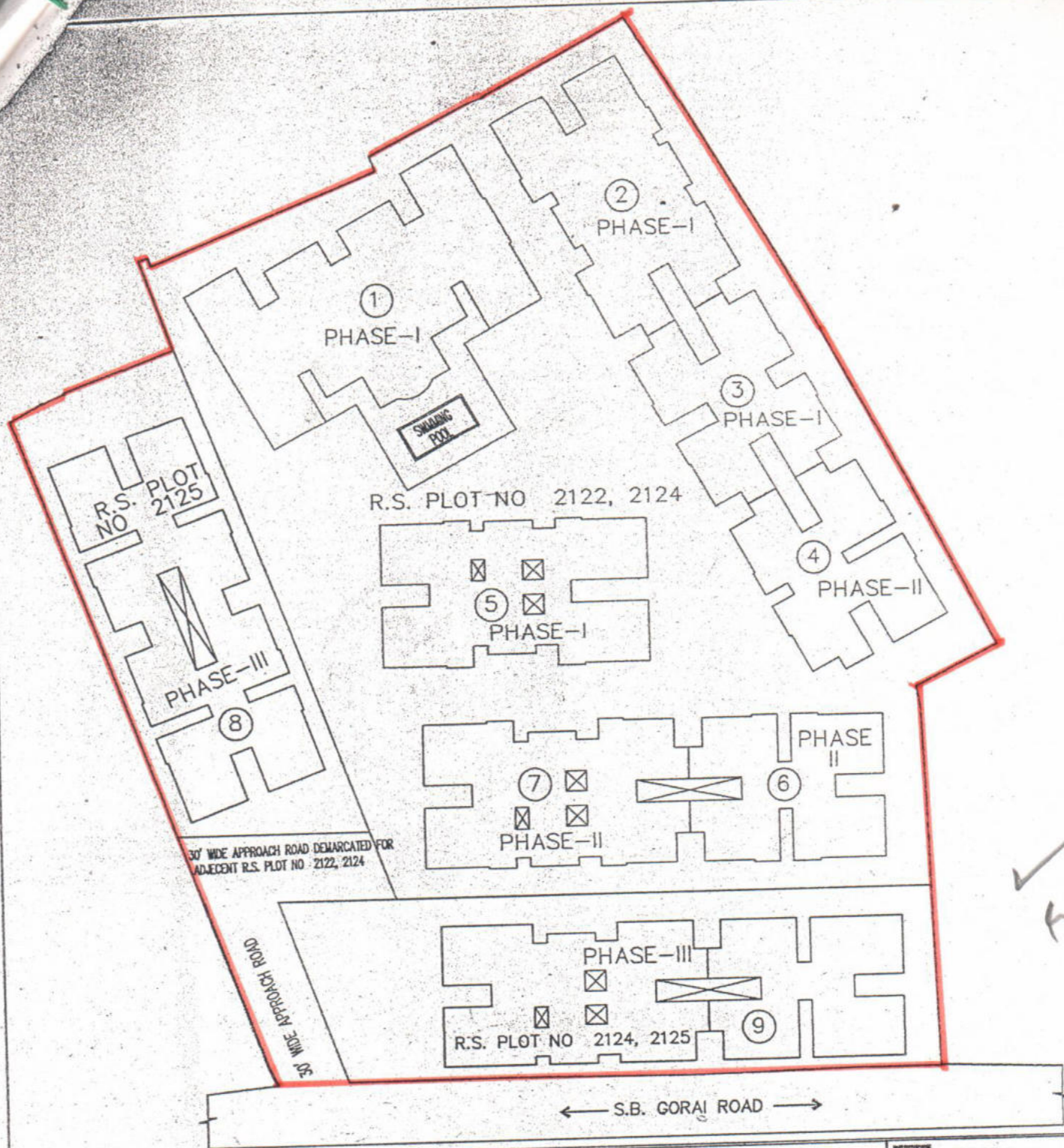
1) Sasanka Ghosh.

2) Kamik Sen

Park Infra Developers Pvt. Ltd.
Pawan Kumar Modi
Director/Authorised Signator

CLM DEVELOPERS PVT. LTD.
Hditya Sharma
Director

Prepared & Drafted By:
B.K.Jain & Co. (Advocates)
6A, K.S. Roy Road, Kolkata-700001
Sandeep Jain, Advocate
Enrolment No. F-961/1373/96



SITE PLAN
NTS
CLM DEVELOPERS PVT. LTD.
Habiba Shasme
Director

NET BUILT UP AREA OF PHASE I = 14107.621 SQM.
NET BUILT UP AREA OF PHASE II = 8361.128 SQM.
NET BUILT UP AREA OF PHASE III = 6366.11 SQM.

■ = PHASE I
■ = PHASE II
■ = PHASE III

TITLE
SITE PLAN

PROJECT
SITE PLAN FOR RESIDENTIAL BUILDING (PARTLY COMMERCIAL) OF "PARK INFRA DEVELOPERS PVT. LTD." AT S.B. GORAI ROAD, ASANSOL, HOLDING NO - 61 & 63, S.B. GORAI ROAD ASANSOL (PART) ON R.S. PLOT NO. 2122, 2124, 2125 R.S.K.H.NO.-765, 4316, 766, 4319, 1950 MOUZA -NARSINGBAND, J.L. NO.-21, WARD NO - 04 P.S.-HIRAPUR, DIST-BURDWAN UNDER ASANSOL MUNICIPAL CORPORATION.

Park Infra Developers Pvt. Ltd.
Pawan Kumar Modi
Director/Authorised Signatory

Park Infra Developers Pvt. Ltd.
Pawan Kumar Modi
Director/Authorised Signatory

SCALE DATE
NTS 22/01/2019 ARCHITECT
RAJ AGARWAL & ASSOCIATE

SPECIMEN FORM FOR TEN FINGERPRINTERS

Sl. No.	Signature of the executants/and/or purchaser Presentants
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Rajendra Kumar Modi

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



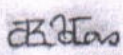
Hridaya Sharma

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

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



Park Infra Developers Pvt. Ltd.
Pankaj Kumar Modi,
Director/Authorised Signatory

स्थायी लेखा संख्या / PERMANENT ACCOUNT NUMBER	AEWPM8364D	
	नाम / NAME PAWAN KUMAR MODI	
	पिता का नाम / FATHER'S NAME PHOOL CHAND MODI	
	जन्म तिथि / DATE OF BIRTH 04-08-1958	
हस्ताक्षर / SIGNATURE <i>Pawan Kumar Modi</i>	 आयकर आयुक्त, प.ब. - XI COMMISSIONER OF INCOME-TAX, W.B. - XI	

Pawan Kumar Modi



CLM DEVELOPERS PVT. LTD.

Sharma
Director

आयकर विभाग
INCOME TAX DEPARTMENT
ADITYA SHARMA
MAHENDRA SHARMA
09/10/1983
Permanent Account Number
AWOPS4844G
Signature
भारत सरकार
GOVT. OF INDIA
17092012

Aditya Sharma

	ভারত সরকার Government of India
	আদিত্য শর্মা ADITYA SHARMA জন্মতারিখ/ DOB: 09/10/1983 পুরুষ / MALE
	
2069 9426 1438	
আমার আধার, আমার পরিচয়	

Aditya Sharma

	ভারতীয় বৈদিক পরিচয় প্রাধিকরণ Unique Identification Authority of India
ঠিকানা: শান্তি নিকেতন, গুজরাতি ভবন রোড, আসানসোল 3, আসানসোল (এম কর্ন), বর্ধমান, পশ্চিমবঙ্গ - 713303	Address: SHANTI NIKETAN, GUJRATI BHABAN ROAD, ASANSOL 3, Raghunath Chak, Bardhaman, West Bengal - 713303
2069 9426 1438	
 1947	 help@uidai.gov.in
 www.uidai.gov.in	



BAR COUNCIL OF WEST BENGAL

(STATUTORY BODY UNDER THE ADVOCATES ACT, 1961)

2 & 3, KIRANSANKAR ROY ROAD, CALCUTTA-700 001

PHONES 248-8956/7233

IDENTITY CARD



Name

SANDEEP JAIN

Advocate

Father's/Husband's Name

BIJOY KUMAR JAIN

CHAIRMAN EX-COMMITTEE

CHAIRMAN

Card No. A-6749

Address Recorded on the Roll... 6/1C, Palm Avenue,
4th Floor, Calcutta-700 019

Present Address Same as above

Enrolment No F-961/1373/96

Date of Enrolment 09.04.99

Date of Birth 08.12.70

Date 07.5.99

Secretary/Assistant Secretary



Govt. of West Bengal
Directorate of Registration & Stamp Revenue
GRIPS eChallan

GRN Details

GRN:	192020210223399001	Payment Mode:	Online Payment
GRN Date:	09/02/2021 11:03:09	Bank/Gateway:	State Bank of India
BRN :	IK0AYWZOX8	BRN Date:	09/02/2021 11:02:07
Payment Status:	Successful	Payment Ref. No:	2000272406/4/2021

[Query No*/Query Year]

Depositor Details

Depositor's Name: Bijay Kumar Jain
Address: 6A,KIRAN SHANKAR ROY ROAD KOLKATA-700001
Mobile: 9831003210
Email: sansonyjain@yahoo.co.in
Contact No: 9831003210
Depositor Status: Advocate
Query No: 2000272406
On Behalf Of: Mr P Pathak
Identification No: 2000272406/4/2021
Remarks: Sale, Development Power of Attorney Payment No 4

Payment Details

Sl. No.	Payment ID	Head of A/C Description	Head of A/C	Amount (₹)
1	2000272406/4/2021	Property Registration- Stamp duty	0030-02-103-003-02	75000
2	2000272406/4/2021	Property Registration- Registration Fees	0030-03-104-001-16	7
			Total	75007

IN WORDS: SEVENTY FIVE THOUSAND SEVEN ONLY.

Major Information of the Deed

Deed No :	I-1903-01530/2021	Date of Registration	09/02/2021
Query No / Year	1903-2000272406/2021	Office where deed is registered	
Query Date	05/02/2021 2:58:19 PM	1903-2000272406/2021	
Applicant Name, Address & Other Details	P Pathak Thana : Posta, District : Kolkata, WEST BENGAL, Mobile No. : 9830083414, Status :Advocate		
Transaction		Additional Transaction	
[0139] Sale, Development Power of Attorney			
Set Forth value		Market Value	
		Rs. 24,57,60,006/-	
Stampduty Paid(SD)		Registration Fee Paid	
Rs. 75,100/- (Article:48(g))		Rs. 73/- (Article:E)	
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :

District: Paschim Bardhaman, P.S:- Hirapur, Municipality: ASANSOL MC, Road: S. B. Garai Road, Road Zone : (Hutton Road Crossing (Off Road) -- Court (Off Road)) , Mouza: Narsingbandh, JI No: 21, Pin Code : 713301

Sch No	Plot Number	Khatian Number	Land Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	RS-2122	RS-765	Bastu	Bastu	1.94 Acre		15,04,96,974/-	Property is on Road
L2	RS-2124	RS-766	Bastu	Bastu	0.62 Acre		4,80,96,971/-	Property is on Road
L3	RS-2125	RS-1950	Bastu	Bastu	0.55 Acre		4,26,66,668/-	Property is on Road
		TOTAL :			311Dec	0 /-	2412,60,613 /-	

District: Paschim Bardhaman, P.S:- Asansol, Municipality: ASANSOL MC, Road: S. B. Garai Road, Road Zone : (Hutton Road Crossing (Off Road) -- Court (Off Road)) , Mouza: Asansol Municipality, JI No: 20, Pin Code : 713301

Sch No	Plot Number	Khatian Number	Land Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L4	RS-5098	RS-7009	Bastu	Bastu	0.002 Acre		1,55,151/-	Property is on Road
L5	RS-5100	RS-7009	Bastu	Bastu	0.056 Acre		43,44,242/-	Property is on Road
		TOTAL :			5.8Dec	0 /-	44,99,393 /-	
	Grand Total :				316.8Dec	0 /-	2457,60,006 /-	

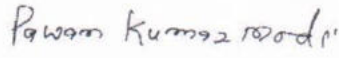
Principal Details :

SI No	Name,Address,Photo,Finger print and Signature
1	PARK INFRA DEVELOPERS PRIVATE LIMITED , 16/1A, ABDUL HAMID STREET, P.O:- GPO, P.S:- Hare Street, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700069 , PAN No.:: AAxxxxxx4H,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative

Attorney Details :

SI No	Name,Address,Photo,Finger print and Signature
1	CLM DEVELOPERS PRIVATE LIMITED , 33, MASJID BARI LANE, P.O:- ASANSOL, P.S:- Asansol, District:-Paschim Bardhaman, West Bengal, India, PIN - 713301, PAN No.:: AAxxxxxx5M,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

Representative Details :

SI No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Shri PAWAN KUMAR MODI (Presentant) Son of Late PHOOL CHAND MODI Date of Execution - 09/02/2021, , Admitted by: Self, Date of Admission: 09/02/2021, Place of Admission of Execution: Office			
	Feb 9 2021 3:27PM	LTI 09/02/2021	09/02/2021	
, 1, WOOD STREET, P.O:- PARK STREET, P.S:- Shakespeare Sarani, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700016, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AExxxxxx4D, Aadhaar No: 21xxxxxxxx1120 Status : Representative, Representative of : PARK INFRA DEVELOPERS PRIVATE LIMITED (as DIRECTOR)				
2	Name	Photo	Finger Print	Signature
	Shri ADITYA SHARMA Son of Shri MAHENDRA SHARMA Date of Execution - 09/02/2021, , Admitted by: Self, Date of Admission: 09/02/2021, Place of Admission of Execution: Office			
	Feb 9 2021 3:27PM	LTI 09/02/2021	09/02/2021	
, 3, RAGHUNATH CHAK, P.O:- ASANSOL, P.S:- Asansol, District:-Paschim Bardhaman, West Bengal, India, PIN - 713303, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AWxxxxxx4G, Aadhaar No: 20xxxxxxxx1438 Status : Representative, Representative of : CLM DEVELOPERS PRIVATE LIMITED				

Identifier Details :

Name	Photo	Finger Print	Signature
SANDEEP JAIN Son of B K JAIN 6A, K S ROY ROAD, P.O:- G P O, P.S:- Hare Street, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700001			
	09/02/2021	09/02/2021	09/02/2021

Identifier Of Shri PAWAN KUMAR MODI, Shri ADITYA SHARMA

Land Details as per Land Record

District: Paschim Bardhaman, P.S:- Hirapur, Municipality: ASANSOL MC, Road: S. B. Garai Road, Road Zone : (Hutton Road Crossing (Off Road) -- Court (Off Road)) , Mouza: Narsinghbandh, JI No: 21, Pin Code : 713301

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	RS Plot No:- 2122, RS Khatian No:- 765		
L2	RS Plot No:- 2124, RS Khatian No:- 766		
L3	RS Plot No:- 2125, RS Khatian No:- 1950		

District: Paschim Bardhaman, P.S:- Asansol, Municipality: ASANSOL MC, Road: S. B. Garai Road, Road Zone : (Hutton Road Crossing (Off Road) -- Court (Off Road)) , Mouza: Asansol Municipality, JI No: 20, Pin Code : 713301

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L4	RS Plot No:- 5098, RS Khatian No:- 7009		
L5	RS Plot No:- 5100, RS Khatian No:- 7009		

On 09-02-2021

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 15:21 hrs on 09-02-2021, at the Office of the A.R.A. - III KOLKATA by Shri PAWAN KUMAR MODI ,.

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 24,57,60,006/-

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

Execution is admitted on 09-02-2021 by Shri PAWAN KUMAR MODI, DIRECTOR, PARK INFRA DEVELOPERS PRIVATE LIMITED, , 16/1A, ABDUL HAMID STREET, P.O:- GPO, P.S:- Hare Street, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700069

Indetified by SANDEEP JAIN, , Son of B K JAIN, 6A, K S ROY ROAD, P.O: G P O, Thana: Hare Street, , City/Town: KOLKATA, Kolkata, WEST BENGAL, India, PIN - 700001, by caste Hindu, by profession Advocate

Execution is admitted on 09-02-2021 by Shri ADITYA SHARMA,

Indetified by SANDEEP JAIN, , Son of B K JAIN, 6A, K S ROY ROAD, P.O: G P O, Thana: Hare Street, , City/Town: KOLKATA, Kolkata, WEST BENGAL, India, PIN - 700001, by caste Hindu, by profession Advocate

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 73/- (E = Rs 7/- ,I = Rs 55/- ,M(a) = Rs 7/- ,M (b) = Rs 4/-) and Registration Fees paid by Cash Rs 66/-, by online = Rs 7/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 09/02/2021 11:05AM with Govt. Ref. No: 192020210223399001 on 09-02-2021, Amount Rs: 7/-, Bank: State Bank of India (SBIN0000001), Ref. No. IK0AYWZOX8 on 09-02-2021, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 75,000/- and Stamp Duty paid by Stamp Rs 100/-, by online = Rs 75,000/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 49265, Amount: Rs.100/-, Date of Purchase: 22/01/2021, Vendor name: Anjushree Banerjee

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 09/02/2021 11:05AM with Govt. Ref. No: 192020210223399001 on 09-02-2021, Amount Rs: 75,000/-, Bank: State Bank of India (SBIN0000001), Ref. No. IK0AYWZOX8 on 09-02-2021, Head of Account 0030-02-103-003-02



Probir Kumar Golder
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 1903-2021, Page from 83870 to 83895
being No 190301530 for the year 2021.



Digitally signed by PROBIR KUMAR
GOLDER
Date: 2021.03.01 13:18:39 +05:30
Reason: Digital Signing of Deed.

(Probir Kumar Golder) 2021/03/01 01:18:39 PM
ADDITIONAL REGISTRAR OF ASSURANCE
OFFICE OF THE A.R.A. - III KOLKATA
West Bengal.

(This document is digitally signed.)