



पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

AG 688977

Q/N(8) 648167/2022

28/02/2022 14-15 PM

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

District Sub-Registrar
100/10, South, 24 Pargana

28 FEB 2022

DEVELOPMENT POWER OF ATTORNEY

KNOW ALL MEN BY THESE PRESENTS that I **SHAIKH MANSUR @ MANSUR SK [PAN - AHOPM8340G] [Aadhaar 7220 4807 2826]** son of Shaikh Rustam, by faith Islam, by occupation Business, by Nationality Indian, residing at 82/1D, P.G.H. Shah Road, Bikramgarh, P.O. & P.S. Jadavpur, Kolkata - 700 032, hereinafter called and referred to as the "**PRINCIPAL**" SEND GREETINGS.

DIRECTOR OF
BEPARI DEVELOPERS PVT. LTD.
SANKAR PRASAD BEPARI
THE CONSTITUTED ATTORNEY OF
SHAIKH MANSUR @ MANSUR SK

Sankar Prasad Bepari

BEPARI DEVELOPERS PVT. LTD.

Sankar Prasad Bepari

Director

SL. No. 133 Date 02 FEB 2022

Rs.
Name N. Karmakar (Adv)
Address High Court Cal-1.

Dr
SMRITI BIKASH DAS
Govt. Licence Stamp Vender
Alipore Police Court
Kd-27

DIRECTOR OF
BEPARI DEVELOPERS PVT. LTD.
SANKAR PRASAD BEPARI
THE CONSTITUTED ATTORNEY OF
SHAIKH MANSUR

BEPARI DEVELOPERS PVT. LTD.

Sankar Prasad Bepari

Director



✓
District Sub-Registrar-I
Alipore, South 24 Parganas

28 FEB 2022

Neerajon Karmakar

Adv.

*S/o Late D.M. Karmakar
High Court Calcutta*

DIRECTOR OF
BEPARI DEVELOPERS PVT. LTD.
SANKAR PRASAD BEPARI
THE CONSTITUTED ATTORNEY OF
SHAIKH MANSUR

AND WHEREAS One Smt. Aparna Basu while enjoying the said property measuring more or less 3 Cottah 7 Chittaks 25 Sq.ft. transferred her right, title and interest in favour of Shaikh Mansur @ Mansur Sk Mansur, the Principal herein by way of a Registered Bengali Bikroy Kobala on 01.02.2002 duly registered in the office of District Sub-Registrar-III Alipore vide deed No. 2301 for the year 2002 and enjoying the same peacefully without any hindrance from any corner.

Sankar Prasad Bepari

AND WHEREAS the said Shaikh Mansur @ Mansur Sk Mansur has mutated his name in the records of the B.L. & L.R.O. in respect of the said land vide reference no. 18/239/mut./addl. B.L. & L.R.O./T.M./2003 dated 14-02-2003 and also in the Kolkata Municipal Corporation and the said land is known and numbered as 169, Nayabad being assessee no. 311090801690.

AND WHEREAS as the owner/Principal being not possible for him to look after, manage, control and supervise² the development of the said premises and are also could not attend the respective offices for taking necessary steps such as obtaining sanction Building Plan, Completion Certificate, Drainage electric, water etc., and to attend registration offices for sale of flats of Developer's allocation the new constructed building.

DIRECTOR OF
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THE CONSTITUTED ATTORNEY OF
SHAIKH MANSUR @ M.A.

Sankar Prasad Bepari

BEPARI DEVELOPERS PVT. LTD.

Sankar Prasad Bepari

Director

Sankar Prasad Bepari

AND WHEREAS the owners herein being desirous of raising a 3 storied building over the said property entered into a Development Agreement being No. 160100691 dated 28.02.22 duly registered before the District Sub-Registrar-I, with **BEPARI DEVELOPERS PRIVATE LIMITED, [PAN AAHCB2128C]**, a private limited company under Company Act, 1956, having its registered office at 235, Nayabad (Nabodit), Post Office - Mukundapur, Police Station- Purba Jadavpur, at present Panchasayar, Kolkata - 700 099, represented by its Director & Authorised signatory **SRI SANKAR PRASAD BEPARI (PAN AQGPB2242R) [Aadhaar No. 3462 0869 4688]**, son of Sri Shyamlal Bepari, by faith Hindu, by occupation Business, by Nationality Indian, residing at 235, Nayabad (Nabodit), Post Office- Mukundapur, Police Station- Purba Jadavpur, Kolkata- 700 099.

AND WHEREAS now it has become necessary and expedient to authorize and empower the said Developers to do all acts, deeds, matters and things for smooth running of the proposed construction work and allied works thereto for earlier completion thereof.

NOW KNOW ALL BY THESE PRESENTS that I, **SHAIKH MANSUR @ MANSUR SK [PAN - AHOPM8340G] [Aadhaar 7220 4807 2826]** son of Shaikh Rustam, by faith Islam, by occupation

DIRECTOR OF
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BEPARI DEVELOPERS PVT. LTD.
Sankar Prasad Bepari

Director

Business, by Nationality Indian, residing at 82/1D, P.G.H. Shah Road, Bikramgarh, P.O. & P.S. Jadavpur, Kolkata - 700 032, do hereby nominate, constitute and appoint **BEPARI DEVELOPERS PRIVATE LIMITED, [PAN AAHCB2128C]**, a private limited company under Company Act, 1956, having its registered office at 235, Nayabad (Nabodit), Post Office - Mukundapur, Police Station- Purba Jadavpur, at present Panchasayar, Kolkata - 700 099, represented by its Director & Authorised signatory **SRI SANKAR PRASAD BEPARI (PAN AQGPB2242R) [Aadhaar No. 3462 0869 4688]**, son of Sri Shyamlal Bepari, by faith Hindu, by occupation Business, by Nationality Indian, residing at 235, Nayabad (Nabodit), Post Office- Mukundapur, Police Station- Purba Jadavpur, Kolkata-700 099, as my true and lawful constituted ATTORNEY in my name and on my behalf to do or execute or caused to be done and executed all such acts, deeds, matters and things in my names and on my behalf relating to the said property fully mentioned in the Schedule hereunder written jointly or severally.

1. To hold the possession of the said property as hereinabove mentioned and also mentioned in the schedule hereunder written as if we have been holding and possessing and to maintain and manage all the affairs of the said property and

to protect the same in all manners and to take all steps for
 DIRECTOR OF
 BEPARI DEVELOPERS PVT. LTD.
 SANKAR PRASAD BEPARI
 THE CONSTITUTED ATTORNEY OF
 SHAIKH MANSUR @ MAN...

Sankar Prasad Bepari

BEPARI DEVELOPERS PVT. LTD.

Sankar Prasad Bepari

Director

the said purpose the manner as may be thought, fit, proper and expedient including initiating criminal or civil actions and taking Police help and incurring costs and expenses and appointing guards and watchmen and to maintain peaceful and vacant possession of the said property.

2. To hold the said premises and thereby measured it through the government and or private surveyor and on actual measurement to apply for the building sanction plan and for obtaining the developer will bear all the cost towards the survey and corporation fees for the sanction of building plan without making liable to the owners in any manner whatsoever.
3. To appoint consultants ar.z experts for soil testing and also to appoint and engage Architects, Engineers, Structural Engineers, Drainage and Plumbing Engineers/Experts, Electrical Engineers and Contractors and all others experts or Consultants as may be deemed necessary by the Developers for developing the said property and bear all the cost regarding the same and also upon sanction of plan on payment of the fees obtained from the office of the building

department of the Kolkata Municipal Corporation.
 DIRECTOR OF
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 SANKAR PRASAD BEPARI
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 SHAIKH MANSUR

Sankar Prasad Bepari

Sankar Prasad Bepari
 BEPARI DEVELOPERS PVT. LTD.

Director

4. To draw and/or prepare the necessary Plan(s) and/or applications for requisite permission and/or sanctions for development and construction of the proposed building into and over the said property as may be necessary and for the said purpose to sign, verify and re-verify all applications, forms, undertakings, declarations, papers and documents.
5. To sign all papers and documents and applications and letters necessary for seeking permission from the authorities concerned and all other departments for obtaining permissions for development and construction of the said Premises.
6. To appear and represent us before the Kolkata Municipal Corporation, Calcutta Electric Supply Corporation, B. L. & L.R.O. Collector, Land Acquisition & Requisition Department, K.M.D. A. (Kolkata Metropolitan Development Authority), K.I.T. (Kolkata Improvement Trust), Survey Department (W.B.), Land Ceiling Department, Police Station, Income Tax Department, Court, Tribunal etc. and all or any Government or Semi-Government, Private body or authority concerned and to sign and execute all papers and documents as may be

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SANKAR PRASAD BEPARI
THE CONSTITUTED ATTORNEY OF
SHAIKH MANSUR & MANI PRASAD

Sankar Prasad Bepari

Sankar Prasad Bepari BEPARI DEVELOPERS PVT. LTD.

Director

required and do all acts, deeds and things that may be necessary.

7. To do in general all matters and things that may be necessary for the work of construction and to enter into all correspondence and sign all letters and papers, documents, letters, applications, declarations, indemnity bond, undertaking and to file and defend all suit, proceedings, litigations, appeals and arising out the contract and/or termination thereof and/or development of the said Premises and construction of building and all matters connected with the said project and to file all returns and comply with the provisions of statutes/rules and do other compliances that may be required from time to time by Government/Authority as may be deemed necessary by the Developer for developing the said Premises.

8. To take steps and appear in all legal proceedings concerning the said property and to sign, verify all papers including Complaints, Written Statements, Affidavit, Petitions, Pleadings, Compromises Appeals, Vokatatnamas that may be necessary in this behalf and to deal with and/or negotiate with any

person and/or occupier in the said Premises and to take
 DIRECTOR OF
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 THE CONSTITUTED ATTORNEY OF
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 BEPARI DEVELOPERS PVT. LTD.

Director

necessary steps which my said ATTORNEY at their own discretion shall think fit and proper.

9. To sign, execute and deliver all or any Agreement and all instruments pertaining to the Developer's allocation in terms of the said Development Agreement and to execute and register any Gift Deed in favour of the Kolkata Municipal Corporation, Boundary Declaration or any other Deed's in favour of the Kolkata Municipal Corporation that may be required for obtaining sanction Building Plan, Sale Deed/Transfer Deed in favour of intending Purchaser /Purchasers or before Notary Public or before any Oath Commissioner for similar purposes and development and portions of the building or apportionment to be construction at the said Premises.

10. To enter into Agreement Instrument for negotiations or to finalise all sale and purchase proceedings pertaining to the Developer's allocation (save and except Owners' Allocation) of the building to be constructed at the said Premises on such terms and conditions considerations, stipulations, provisions as our said ATTORNEY shall think fit and proper with any prospective Purchaser/Buyer(s) and to accept therefore any

SHAIKH MANSUR
THE CONSTITUTED ATTORNEY OF
SANKAR PRASAD BEPARI
BEPARI DEVELOPERS PVT. LTD.
DIRECTOR OF

Sankar Prasad Bepari

BEPARI DEVELOPERS PVT. LTD.
Sankar Prasad Bepari

Director

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SANKAR PRASAD BEPARI
THE CONSTITUTED ATTORNEY OF
SHAIKH MANSUR

amount in advance/earnest money and agree to payment in installments and the manner of full and final payment and to give valid receipts and discharges in respect thereof and to put the Purchaser/ Purchasers in possession of the Flat or portion agreed to be sold and/or transferred save and except the Owners' allocation.

11. To deliver possession and/or make over the constructed Flats/ Office/Car Parking Space pertaining to the Developer's allocation in terms of the said Development Agreement and to issue letter of possession in respect thereof and to do all and everything that shall be necessary for completing the sale, lease, assign or otherwise in compromise of the deal finalized, but such delivery of possession in favour of the intending Purchasers shall not be made until the Promoter/Developer hand over the Flat to the Owners in terms of the Agreement for Development.

12. To file complaint with the Officer-in-Charge of Panchasayar Police Station and other senior department of Police or any other concerned authority for protecting the said Property /Premises and/or the buildings to be constructed thereon

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THE CONSTITUTED ATTORNEY OF
SHAIKH MANSUR @ MANC

Sankar Prasad Bepari

BEPARI DEVELOPERS PVT. LTD.

Sankar Prasad Bepari

Director

against all unlawful acts, if done by anybody and prosecute the same.

13. To commence, prosecute, enforce, defend, answer and oppose allocations and other legal proceedings and demands, writ applications and any and all other proceedings touching any of the matters concerning the said property or any part thereof and to compromise, settle refer to arbitration and to settle and compromise all such actions and suits as shall be decided by our said ATTORNEY.

14. To engage Solicitors, Advocates, and other legal agents and sign all Vokatnama, Powers, authorisations and to revoke such appointments and to appoint others in his place and to make payment of their fees.

15. To pay and deposit all rates, taxes, sanction fees and all other charges, expenses and outgoings whatsoever payable for and on account of the said Premises or any part thereof and similarly to receive all incomings receivable for and on account of the said Premises or any part thereof and grant receipts confirmations and acknowledgements.

16. To pay all such moneys and incur all costs, charges and

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expenses from time to time as shall be required for the

Sankar Prasad Bepari

Sankar Prasad Bepari
BEPARI DEVELOPERS PVT. LTD.

Director

purpose of development of the said Premises and construction of the building and completion thereof.

17. To receive all moneys and grant receipts and discharges in respect of the amount to be received on sale and dispose of Flats/ Car Parking Space etc., save and except Owners' allocation.
18. To obtain Completion Certificate, Drainage Connection, Water Connection, Occupancy Certificate from the Kolkata Municipal Corporation and Electricity Connection from the CESC Limited and to bring utility services on behalf of us.
19. To do all such other acts, deeds and things as shall be necessary from time to time for and in relation to and/or in connection with the aforesaid matters of development of the said Property/Premises and construction of the buildings and completion of projects in connection with intended building and constructions thereof AND I the Principal hereto do confirm accept and agree that all such shall be always binding on me and I do hereby ratify and confirm and agree to confirm and ratify all such acts, deeds and things that shall be legally done by the said ATTORNEY by virtue of

DIRECTOR OF
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Director

the authorities and powers hereby confirmed as our own acts, deeds and things as if done by us.

20. To pay and discharge all or any debt or debts, sum or sums due or hereafter to become due or owing by any person(s), Office, Local Authority relating to our said Premises and to receive valid receipt in my name and on our behalf.

21. To sell, transfer, convey and assign or otherwise dispose of the several Flats, Car Parking Space, etc., from the Developer's allocation in the Schedule below property (save and except Owners' allocation as mentioned in the Development Agreement) or any part thereof to any person, firm etc., and to sign execute and register all deeds, agreements, instruments and to do all acts and things as our said ATTORNEY may deem necessary or proper for or in relation to all or any of the purposes or matters aforesaid.

22. To sign a building plan or plans and documents in this regard with any authority of the Kolkata Municipal Corporation, and such other statutory or governing body as may be necessary pertaining to sanction of the proposed building at the said premises.

Sankar Prasad Bepari

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DIRECTOR OF
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SANKAR PRASAD BEPARI
THE CONSTITUTED ATTORNEY OF
SHAIKH MANSION

Director

23. To supervise the construction of building at the cost of Principal through ATTORNEY at the said Municipal Premises within the jurisdiction of the Kolkata Municipal Corporation, and to sign all papers and documents and building plan on our behalf pertaining to the proposed building at the said premises.

24. To take all steps in compliance with the requirement of any Government bodies, Semi- Government bodies, local authorities, Competent authority under the Urban Land Ceiling and Regulation Act, 1976 as may be necessary and to sign all papers and documents before any authority as above for the purpose of clearance and or sanction and or exemption certificate as may said appointed ATTORNEY find necessary pertaining to sanction of the proposed building at the said premises.

25. To appoint any Surveyors, Engineers, Architect, Plumber, Electrician, Employees and or to dismiss them and to make any agreement with them and to make payment to them as to our ATTORNEY deem fit and proper to sign all papers and documents in this regard in my name and on my behalf pertaining to the proposed building at the said premises.

Sankar Prasad Bepari

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Sankar Prasad Bepari

Director

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THE CONSTITUTED ATTORNEY OF
SHAIKH MANOOR

26. To make payments towards the taxes to the appropriate authorities or the Kolkata Municipal Corporation or to any other authority and to sign all papers and documents in our name and on my behalf as to my ATTORNEY(s) deem fit and proper pertaining to the said premises.
27. To obtain sanction for electric connection, water connection, sewerage connection, or any other connection related to the construction of building on my aforesaid land and to sign any papers or documents related thereto pertaining to the said premises.
28. **AND GENERALLY** to do all acts as my said ATTORNEY in relating to the matters aforesaid pertaining to the said premises in which I am personally interested or concerned and on my behalf do all acts and things lawfully and effectually in all respect as myself could to the same and as if I would personally present within the power given by us to my ATTORNEY by this Power of ATTORNEY.
29. And I hereby agree that all acts, deeds and things lawfully done as not detrimental to my interest in any way and shall be considered as acts, deeds and things done by us and undertake to rectify and confirm all and whatever our said

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THE CONSTITUTED ATTORNEY OF
SHAIKH MANSUR

ATTORNEY shall lawfully do or cause to do forms the virtue of this Power of ATTORNEY.

30. To receive the consideration from the intending Buyer(s) in respect of the said Developer's allocation or any part thereof and to give proper receipt thereof and to admit the receipt before the registering authority in our names and on our behalf.

31. For all or any purposes hereinbefore stated or otherwise to appear and represent me before all authorities and to sign and execute and submit all deeds, papers and documents relating to our said Premises which our said ATTORNEY at their own discretion shall think, fit and proper.

32. To do all acts and things as may be necessary appropriate or expedient for such assurance as may be necessary for the completion of the sale as aforesaid from the Developer's allocation.

AND IT IS HEREBY declare and confirm that Powers and authorities hereby granted and conferred shall remain in force during the period of construction and also the above mentioned owners shall not cancel this instrument until and unless the

Sankar Prasad Bejari
BEJARI DEVELOPERS PVT. LTD.

Director

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DIRECTOR OF
BEJARI DEVELOPERS PVT. LTD.
SANKAR PRASAD BEJARI
THE CONSTITUTED ATTORNEY OF
SHAIKH MANSUR

building shall be completed from all corners and further till the disposal of Developer's Allocation **PROVIDED HOWEVER** that the ATTORNEY shall not relate any financial liability on the Principals herein and shall always keep the Owner fully indemnified against all actions, suits, proceedings, costs, demands and expenses in respect thereof.

AND GENERALLY to do all acts, deeds, matters and things concerning the said Premises or in relation to the said Premises in which I may be interested and on my behalf to execute and do all acts, deeds, matters and things as fully and effectually in all respects as I myself could do the same, if personally present.

AND I hereby for myself, ratify and confirm, and agree to ratify and confirm all and whatsoever my said ATTORNEY shall lawfully do or cause to be done in or about the said Premises notwithstanding no express power in that behalf is herein provided.

Sankar Prasad Bepari

BEPARI DEVELOPERS PVT. LTD.
Sankar Prasad Bepari

Director

DIRECTOR OF
BEPARI DEVELOPERS PVT. LTD.
SANKAR PRASAD BEPARI
THE CONSTITUTIONAL BODY OF
SHAIKH ALI

THE SCHEDULE ABOVE REFERRED TO:

" (Description of the property)"

ALL THAT piece and parcel of Sali land measuring 3 Cottahs 7 Chittaks 25 Sq. more or less the District: South 24 Parganas, C.S. Khatian No. 5 & 6, R.S. Khatian No. 117, C.S. Dag No. 102, R.S. Dag No. 1+6, known as Plot P-7 lying and situated in Mouza Nayabad, Touzi 56, Pargana Khaspur, R.S. No. 3, J.L. 25, being Premises No.169, Nayabad, P.S.- previously Kasba at present Panchasayar, Kolkata 700099 within the local limits the Kolkata Municipal under Ward No. 109, along with all rights ingress and egress easement rights together with right, title interest possession which butted and bounded by:-

ON THE NORTH : By 20'ft. wide Road.

ON THE SOUTH: By Plot No.P-20.

ON THE EAST : By Plot No. P-22.

ON THE WEST : By 20'ft. wide Road.

Sankar Prasad Bepari

Sankar Prasad Bepari
BEPARI DEVELOPERS PVT. LTD.

Director

DIRECTOR OF
BEPARI DEVELOPERS PVT. LTD.
SANKAR PRASAD BEPARI
THE CONSTITUTIONAL SECRETARY OF
SHAIKH MANSON

IN WITNESS WHEREOF the parties herein set and subscribed their respective hands and seals on the 28th day of February 2022.

SIGNED AND DELIVERED

BY THE PARTIES AT KOLKATA

IN THE PRESENCE OF :

WITNESSES :-

1. Sanjay Shek
27 Jodhpur Gardens
Kolkata - 700045

@ S K Mansur
Mansur SK
Signature of the PRINCIPAL

2. Prosenjit Talukder
43, Sureep Kalika Place
Nesherul, Kol - 700039

BEPARI DEVELOPERS PVT. LTD.
Sankar Prasad Bepari
Director

Signature of the ATTORNEY












Drafted by:

Niranjan Karmakar
Niranjan Karmakar
Advocate
WB-691/1993
Calcutta High Court












DIRECTOR OF
BEPARI DEVELOPERS PVT. LTD.
SANKAR PRASAD BEPARI
THE CONSTITUTED ATTORNEY OF
SHAIKH MANSUR @ MANSUR SK

Sankar Prasad Bepari
BEPARI DEVELOPERS PVT. LTD.

Director

PRESENTANT / EXECUTANT		THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
	RIGHT HAND					
	LEFT HAND					

NAME SHAIKH.MANSUR@MANSUR.SK SIGNATURE SK Mansur
Mansur SK

PRESENTANT / EXECUTANT		THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
	RIGHT HAND					
	LEFT HAND					

NAME SANKAR PRASAD BEPARI SIGNATURE Sankar Prasad Bepari

PRESENTANT / EXECUTANT		THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
	RIGHT HAND					
	LEFT HAND					

NAME SIGNATURE

Sankar Prasad Bepari
 BEPARI DEVELOPERS PVT. LTD.

Director

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 SANKAR PRASAD BEPARI
 THE CONSTITUTED ATTORNEY OF
 SHAIKH MANSUR @ MANSUR SK

स्थायी लेखा संख्या /PERMANENT ACCOUNT NUMBER

AHOPM8340G



नाम /NAME

SHAIKH MANSUR

पिता का नाम /FATHER'S NAME

SHAIKH RUSTAM

जन्म तिथि /DATE OF BIRTH

30-12-1968

हस्ताक्षर /SIGNATURE

SK. Mansur

कार्यालय आयुक्त, प.व. - III

COMMISSIONER OF INCOME-TAX, W.B. - III

इस कार्ड के खो / गिर जाने पर कृपया जारी करने वाले अधिकारी को सूचित / वापस कर दें
संयुक्त आयकर आयुक्त (पदोपनि एवं तकनीकी),
पी-7,
चौरंगी स्क्वायर,
कलकत्ता - 700 069.

In case this card is lost/found, kindly inform/return to
the issuing authority :
Joint Commissioner of Income-tax (Systems & Technical),
P-7,
Chowringhee Square,
Calcutta- 700 069.

SK Mansur
Mansur/SK

DIRECTOR OF
BEPARI DEVELOPERS PVT. LTD.
SANKAR PRASAD BEPARI
THE CONSTITUTED ATTORNEY OF
SHAIKH MANSUR @ MANSUR SK

Sankar Prasad
BEPARI DEVELOPERS PVT. LTD.

Director



भारत सरकार
GOVERNMENT OF INDIA



মামসুর শেখ
Mansur Sk
পিতা : রুস্তাম শেখ
Father : RUSTAM SK
জন্ম সাল / Year of Birth : 1970
পুরুষ / Male



7220 4807 2826

আধার - সাধারণ মানুষের অধিকার



ভারতীয় বৈশিষ্ট্য পরিচয় প্রাধিকরণ
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

ঠিকানা:
৮২-১ডি পি.জি.এইচ. শাহ রোড
বিরামগড়, যাদবপুর, যাদবপুর,
কোলকাতা, পশ্চিমবঙ্গ, 700032

Address:
82/1D P.G.H. SHAH ROAD
BIRAMGARH, JADAVPUR,
Jadavpur University S.O,
Jadavpur University, Kolkata,
West Bengal, 700032

1947
1800 180 1947

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www.uidai.gov.in

P.O. Box No.1947,
Bengaluru-560 001

SIK Mansur SK

Mansur SK

DIRECTOR OF
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SANKAR PRASAD BEPARI
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SHAIKH MANSUR @ MANSUR SK

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DIRECTOR OF
BEPARI DEVELOPERS PVT.
SANKAR PRASAD BEPARI
THE CONSTITUTED ATTORNEY OF
SHAIKH MANSUR @ MANSUR SK



ভারত সরকার
Government of India



শংকর প্রসাদ বেপারী
Sankar Prasad Bepari
পিতা : শ্যামলাল বেপারী
Father : Shyamal Bepari
জন্মতারিখ / DOB : 04/09/1973
পুরুষ / Male



3462 0869 4688

- সাধারণ মানুষের অধিকার



ভারত সরকার
Unique Identification Authority of India

ঠিকানা:
235, নয়াবাদ, মুকুন্দপুর, দক্ষিণ
২৪ পরগনা, মুকুন্দপুর, পশ্চিম
বঙ্গ, 700099

Address:
235, NAYABAD, Mukundapur,
South 24 Parganas, Mukundapur,
West Bengal, 700099

3462 0869 4688

1947
1800 300 1947

help@uidai.gov.in

www.uidai.gov.in

DIRECTOR OF
BEPARI DEVELOPERS PVT. LTD.
SANKAR PRASAD BEPARI
THE CONSTITUTED ATTORNEY OF
SHAIKH MANSUR @ MANSUR SK

Sankar Prasad Bepari

Sankar Prasad Bepari BEPARI DEVELOPERS PVT. LTD.

Director

DIRECTOR OF
BEPARI DEVELOPERS PVT. LTD.
SANKAR PRASAD BEPARI
THE CONSTITUTED ATTORNEY OF
SHAIKH MANSUR @ MANSUR SK

Major Information of the Deed

Deed No :	I-1601-00692/2022	Date of Registration	28/02/2022
Query No / Year	1601-8000648167/2022	Office where deed is registered	
Query Date	28/02/2022 3:00:36 PM	1601-8000648167/2022	
Applicant Name, Address & Other Details	NIRANJAN KARMAKAR HIGH COURT CAL, Thana : Hare Street, District : Kolkata, WEST BENGAL, PIN - 700001, Mobile No. : 9163491088, Status : Advocate		
Transaction	Additional Transaction		
[0138] Sale, Development Power of Attorney after Registered Development Agreement	[4308] Other than Immovable Property, Agreement [No of Agreement : 1]		
Set Forth value	Market Value		
Rs. 1/-	Rs. 62,49,999/-		
Stamp duty Paid(SD)	Registration Fee Paid		
Rs. 100/- (Article:48(g))	Rs. 46/- (Article:E, E, M(b))		
Remarks	Development Power of Attorney after Registered Development Agreement of [Deed No/Year]:- 160100691/2022 Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :

District: South 24-Parganas, P.S:- Purba Jadabpur, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Nayabad, , Premises No: 169, , Ward No: 109 Pin Code : 700099

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 25 Sq Ft	1/-	62,49,999/-	Width of Approach Road: 20 Ft., Adjacent to Metal Road, , Project Name :
Grand Total :				5.7292Dec	1 /-	62,49,999 /-	

Principal Details :

SI No	Name,Address,Photo,Finger print and Signature			
1	Name SHAIKH MANSUR, (Alias: MANSUR SK) Son of Shaikh Rustam Executed by: Self, Date of Execution: 28/02/2022 , Admitted by: Self, Date of Admission: 28/02/2022 ,Place : Office	Photo 	Finger Print 	Signature 
		28/02/2022	LTI 28/02/2022	28/02/2022

DIRECTOR OF
 BEPARI DEVELOPERS PVT. LTD.
 SANKAR PRASAD BEPARI
 THE CONSTITUTED ATTORNEY OF
 SHAIKH MANSUR @ MANSUR SK

BEPARI DEVELOPERS PVT. LTD.




Sankar Prasad Bepari

82/1D, P.G.H. Shah Road, Bikramgarh, City:- Not Specified, P.O:- Jadavpur, P.S:-Jadavpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700032 Sex: Male, By Caste: Muslim, Occupation: Business, Citizen of: India, PAN No.: AHxxxxxx0G, Aadhaar No: 72xxxxxxxx2826, Status :Individual, Executed by: Self, Date of Execution: 28/02/2022, Admitted by: Self, Date of Admission: 28/02/2022 ,Place : Office




Attorney Details :

SI No	Name,Address,Photo,Finger print and Signature
1	BEPARI DEVELOPERS PRIVATE LIMITED 235, Nayabad (Nabodit),, City:- Not Specified, P.O:- Mukundapur, P.S:-Purba Jadabpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700099 , PAN No.: AAxxxxxx8C,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 SANKAR PRASAD BEPARI (Presentant) Son of Shri Shyam Lal Bepari Date of Execution - 28/02/2022, , Admitted by: Self, Date of Admission: 28/02/2022, Place of Admission of Execution: Office			
		Feb 28 2022 3:15PM	LTI 28/02/2022	28/02/2022
235, Nayabad (Nabodit),, City:- Not Specified, P.O:- Mukundapur, P.S:-Purba Jadabpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700099, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.: AQxxxxxx2R, Aadhaar No: 34xxxxxxxx4688 Status : Representative, Representative of : BEPARI DEVELOPERS PRIVATE LIMITED (as Director/Authorized Signatory)				

Identifier Details :

Name	Photo	Finger Print	Signature
Mr NIRANJAN KARMAKAR Son of Late D M KARMAKAR HIGH COURT CAL, City:- Kolkata, P.O:- G P O, P.S:-Hare Street, District:-Kolkata, West Bengal, India, PIN:- 700001			
28/02/2022	28/02/2022	28/02/2022	

Identifier Of SHAIKH MANSUR, Shri SANKAR PRASAD BEPARI

Transfer of property for L1

SI.No	From	To. with area (Name-Area)
1	SHAIKH MANSUR	BEPARI DEVELOPERS PRIVATE LIMITED-5.72917 Dec

DIRECTOR OF
BEPARI DEVELOPERS PVT. LTD.
SANKAR PRASAD BEPARI
THE CONSTITUTED ATTORNEY OF
SHAIKH MANSUR @ MANI BOP

BEPARI DEVELOPERS PVT. LTD.


28-02-2022

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 : 40 (g) of Indian Stamp Act 1899.

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

Presented for registration at 14:15 hrs on 28-02-2022, at the Office of the D.S.R. - I SOUTH 24-PARGANAS by Shri SANKAR PRASAD BEPARI ,

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 62,49,999/-

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

Execution is admitted on 28/02/2022 by SHAIKH MANSUR, Alias MANSUR SK, Son of Shaikh Rustam, 82/1D, P.G.H. Shah Road, Bikramgarh, P.O: Jadavpur, Thana: Jadavpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700032, by caste Muslim, by Profession Business

Indetified by Mr NIRANJAN KARMAKAR, , Son of Late D M KARMAKAR, HIGH COURT CAL, P.O: G P O, Thana: 40 Hare Street, , City/Town: KOLKATA, Kolkata, WEST BENGAL, India, PIN - 700001, by caste Hindu, by profession Advocate

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

Execution is admitted on 28-02-2022 by Shri SANKAR PRASAD BEPARI, Director/Authorized Signatory, BEPARI DEVELOPERS PRIVATE LIMITED, 235, Nayabad (Nabodit),, City:- Not Specified, P.O:- Mukundapur, P.S:-Purba Jadabpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700099

Indetified by Mr NIRANJAN KARMAKAR, , Son of Late D M KARMAKAR, HIGH COURT CAL, 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 46/- (E = Rs 14/- ,H = Rs 28/- ,M(b) = Rs 4/-) and Registration Fees paid by Cash Rs 46/-

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 60/- and Stamp Duty paid by Stamp Rs 100/-
Description of Stamp

1. Stamp: Type: Impressed, Serial no 133, Amount: Rs.100/-, Date of Purchase: 02/02/2022, Vendor name: Smriti Bikas Das

DIRECTOR OF
BEPARI DEVELOPERS PVT. LTD.
SANKAR PRASAD BEPARI
THE CONSTITUTED ATTORNEY OF
SHAIKH MANSUR @ MANSUR SK

Sankar Prasad Behari
BEPARI DEVELOPERS PVT. LTD.

Director

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

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1601-2022, Page from 37419 to 37450

being No 160100692 for the year 2022.



Digitally signed by SOUMITRA MONDAL
Date: 2022.03.02 16:49:30 +05:30
Reason: Digital Signing of Deed.

Soumitra Mondal

(Soumitra Mondal) 2022/03/02 04:49:30 PM

DISTRICT SUB-REGISTRAR

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

West Bengal.

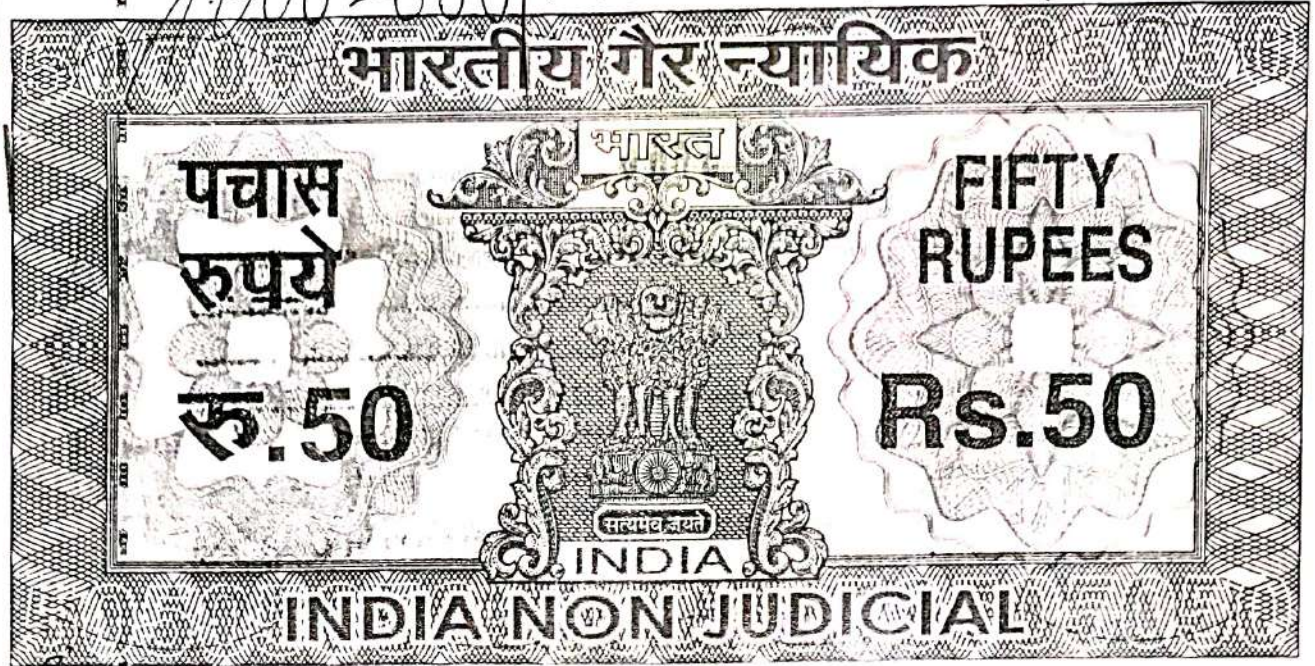
Sankar Prasad Bepari
BEPARI DEVELOPERS PVT. LTD.
Director

DIRECTOR OF
BEPARI DEVELOPERS PVT. LTD.
SANKAR PRASAD BEPARI
THE CONSTITUTED ATTORNEY OF
SHAIKH MANSUR O. A.

(This document is digitally signed.)

10002699/2022

W-073/2022



12:15
14/11/22
18-3/3/2022

पश्चिम बंगाल WEST BENGAL

AG 462678

DEED OF DECLARATION

THIS DEED OF DECLARATION is made on this 11th day of November, Two Thousand and Twenty Two (2022) BY BEPARI DEVELOPERS PRIVATE LIMITED, [PAN AAHCB2128C], a private limited company under Company Act, 1956, having its registered office at 235, Nayabad (Nabodit), Post Office - Mukundapur, Police Station- Purba Jadavpur, at present Panchasayar, Kolkata - 700 099, represented by its Director & Authorised signatory SRI SANKAR PRASAD BEPARI (PAN AQGPB2242R) [Aadhaar No. 3462 0869 4688], son of Sri Shyamlal Bepari, by faith Hindu, by occupation Business, by Nationality Indian, residing at 235, Nayabad (Nabodit), Post Office- Mukundapur, Police Station- Purba Jadavpur, at present Panchasayar Kolkata-700 099, hereinafter called and referred to as the **DECLARANT** (which term or expression shall unless excluded by or repugnant to the context be deemed to mean and include its successors-in-office, executors, administrators, and permitted assigns) in **ONE PART**.

DIRECTOR OF
BEPARI DEVELOPERS PVT. LTD.
SANKAR PRASAD BEPARI
THE CONSTITUTED ATTORNEY OF
SHAIKH MANSUR@MANSUR SK

BEPARI DEVELOPERS PVT. LTD.

Sankar Prasad Bepari

Director

5656

09 NOV 2022

SL. No. Date

Rs.

Name

Address

Nirajan Karmakar
Advocate
Calcutta High Court

SMRITI BIKASH DAS
Govt. Licence Stamp Vender
Alipore Police Court
Kol-27



Sub-Registrar-1
South 24 Parganas

14 NOV 2022

Nirajan Karmakar
Adv.
S/o Late S.M. Karmakar
High Court Calcutta

DIRECTOR OF
BEPARI DEVELOPERS PVT. LTD.
SANKAR PRASAD BEPARI
THE CONSTITUTED ATTORNEY OF
SHAIKH MANSUR@MANSUR SK

BEPARI DEVELOPERS PVT. LTD.

Sankar Prasad Bepari

Director

WHEREAS in pursuance of the Registered Development Power of Attorney dated 28th February, 2022 made between the Declarant herein and **SHAIKH MANSUR @ MANSUR SK [PAN - AHOPM8340G] [Aadhaar 7220 4807 2826]** son of Shaikh Rustam, by religion Islam, by occupation Business, by Nationality Indian, residing at 82/1D, P.G.H. Shah Road, Bikramgarh, P.O. & P.S. Jadavpur, Kolkata - 700 032 duly registered at the Office of the **District Sub-Registrar - I, South 24 Parganas at Alipore**, and registered in Book No. I, Volume No. 1601-2022, Page 37419 to 37450, Being No. 160100692, for the year 2022 (hereinafter referred to as the **Principal Deed**).

AND WHEREAS at the time of preparation and registration of the said **Development Power of Attorney** dated 28th February, 2022 a mistake has accidentally and inadvertently crept in the said Development Power of Attorney which requires modification and the declarant herein has agreed to rectify the mistake in the manner hereinafter appearing.

NOW THIS DEED OF DECLARATION WITNESSETH that the said **Principal Development Power of Attorney** dated 28th February, 2022 shall be modified and corrected in the following manner :-

1. That in the said **Principal Development Power of Attorney** dated 28th February, 2022 in Page No. 3 Line No. 1, "3 Storied building" has been inadvertently written instead of "G+3 Storied Building with Lift".
2. Save and except the aforesaid rectification and/or modification all other descriptions of the said **Principal Development Power of Attorney** dated 28th February, 2022 are correctly written.

Be it expressly stated that this Declaration does not make any material alteration to the property mentioned in the **Development Power of Attorney** vide Deed No. 160100692 for the year 2022, dated 28th February, 2022, registered in the office of District Sub Registrar I, at **Alipore in the Principal Deed.**

DIRECTOR OF
BEPARI DEVELOPERS PVT. LTD.
SANKAR PRASAD BEPARI
THE CONSTITUTED ATTORNEY OF
SHAIKH MANSUR @ MANSUR SK

Sankar Prasad Be. .

BEPARI DEVELOPERS PVT. LTD.

Sankar Prasad Be. .

Director

This Deed of Declaration shall always be read, interpreted, understood and/or construed together with the said **Principal Deed No. 160100692 for the year 2022**, dated **28th February, 2022** of District Sub Registrar I at Alipore and save and except as provided in these presents the said **Principal Deed** shall remain operative and be in full force and effect. These presents shall not have any superseding effect upon the said **Principal Deed** save and except as provided in these presents, *date 14th November 2022.*

IN WITNESS WHEREOF the Party hereto have hereunto set and subscribe his respective hands and seals the day, month and year first above written.

SIGNED, SEALED AND DELIVERED by
the Parties herein in Kolkata in presence
of:

1. *Poojejit Talukder*
43, Sanyal Kalika Place
Nasirhat - Kol- 39

2. *Delili Banat*
LIVE RIN JHIN
112, Nayabad 2nd FL; FL No. 2B
P.O. - Mukundapur, Kol- 700099
Drafted by:

Niranjan Karmakar

Niranjan Karmakar
Advocate
WB-691/1993
Calcutta High Court

DIRECTOR OF
BEPARI DEVELOPERS PVT. LTD.
SANKAR PRASAD BEPARI
THE CONSTITUTED ATTORNEY OF
SHAIKH MANSUR @ MANSUR SK

Sankar Prasad Bepari
BEPARI DEVELOPERS PVT. LTD.
Director

BEPARI DEVELOPERS PVT. LTD.












Sankar Prasad Bepari

Director

(SIGNATURE OF THE DECLARANT)

DIRECTOR OF
BEPARI DEVELOPERS PVT. LTD.
SANKAR PRASAD BEPARI
THE CONSTITUTED ATTORNEY OF
SHAIKH MANSUR @ MANSUR SK

Director

PRESENTANT / EXECUTANT		THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
	RIGHT HAND					
	LEFT HAND					

NAME SANKAR PRASAD BEPARI SIGNATURE Sankar Prasad Bepari

PRESENTANT / EXECUTANT		THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
	RIGHT HAND					
	LEFT HAND					

NAME SIGNATURE

PRESENTANT / EXECUTANT		THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
	RIGHT HAND					
	LEFT HAND					

NAME SIGNATURE

DIRECTOR OF
BEPARI DEVELOPERS PVT. LTD.
SANKAR PRASAD BEPARI
THE CONSTITUTED ATTORNEY OF
SHAIKH MANSUR /a/ MANSUR SK

BEPARI DEVELOPERS PVT. LTD.

Sankar Prasad Bepari
Director



Government of West Bengal
Directorate of Registration & Stamp Revenue

e-Assessment Slip

Query No / Year	3003186047/2022	Office where deed will be registered
Query Date	09/11/2022 1:55:22 PM	Deed can be registered in any of the offices mentioned on Note: 11
Applicant Name, Address & Other Details	NIRANJAN KARMAKAR HIGH COUR CALCUTTA, Thana : Hare Street, District : Kolkata, WEST BENGAL, PIN - 700001, Mobile No. : 9163491088, Status : Advocate	
Transaction	Additional Transaction	
[4305] Other than Immovable Property, Declaration		
Set Forth value	Market Value	
Total Stamp Duty Payable(SD)	Total Registration Fee Payable	
Rs. 10/- (Article:4)	Rs. 7/- (Article:E)	
Mutation Fee Payable	Expected date of Presentation of Deed	Amount of Stamp Duty to be Paid by Non Judicial Stamp
Remarks		

Declarant Details :

Sl No	Name & address	Status	Execution Admission Details :
1	BEPARI DEVELOPERS PRIVATE LIMITED 235, NAYABAD NABODIT, City:- Kolkata, P.O.- MUKUNDAPUR, P.S:-Purba Jadabpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700099 PAN No.:: AAxxxxxx8C, Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative	Organization	Executed by: Representative

Representative Details :

Sl No	Name & Address	Representative of
1	Mr SANKAR PRASAD BEPARI Son of Mr SHYAMLAL BEPARI 235, NAYABAD NABODIT, City:- Kolkata, P.O:- MUKUNDAPUR, P.S:-Purba Jadabpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700099 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AQxxxxxx2R, Aadhaar No: 34xxxxxxxx4688	BEPARI DEVELOPERS PRIVATE LIMITED (as DIRECTOR)

DIRECTOR OF
BEPARI DEVELOPERS PVT. LTD.
SANKAR PRASAD BEPARI
THE CONSTITUTED AUTHORITY OF
SHAIKH MANSUR

AS- 1 of 2

Query No: 3003186047 of 2022, Printed On
Nov 9 2022 2:00PM, Generated from
Registration office

BEPARI DEVELOPERS PVT. LTD

Sankar Prasad Bepari
Director



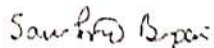
Major Information of the Deed

No :	IV-1601-00073/2022	Date of Registration	14/11/2022
ry No / Year	1601-3003186047/2022	Office where deed is registered	
uery Date	09/11/2022 1:55:22 PM	D.S.R. - I SOUTH 24-PARGANAS, District: South 24-Parganas	
Applicant Name, Address & Other Details	NIRANJAN KARMAKAR HIGH COUR CALCUTTA,Thana : Hare Street, District : Kolkata, WEST BENGAL, PIN - 700001, Mobile No. : 9163491088, Status :Advocate		
Transaction	Additional Transaction		
[4305] Other than Immovable Property, Declaration			
Set Forth value	Market Value		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 50/- (Article:4)	Rs. 7/- (Article:E)		
Remarks			

Declarant Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	BEPARI DEVELOPERS PRIVATE LIMITED 235, NAYABAD NABODIT, City:- Kolkata, P.O:- MUKUNDAPUR, P.S:-Purba Jadabpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700099 , PAN No.:: AAxxxxxx8C,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative

Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name Mr SANKAR PRASAD BEPARI (Presentant) Son of Mr SHYAMLAL BEPARI Date of Execution - 14/11/2022, , Admitted by: Self, Date of Admission: 14/11/2022, Place of Admission of Execution: Office	Photo  Nov 14 2022 12:28 PM	Finger Print  LTI 14/11/2022	Signature  14/11/2022

DIRECTOR OF

DIRECTOR OF
BEPARI DEVELOPERS PVT. LTD.
SANKAR PRASAD BEPARI
THE CONSTITUTED ATTORNEY OF
SH/



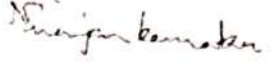
BEPARI DEVELOPERS PVT. LTD.

Sankar Prasad Bepari
Director

14/11/2022 Query No.-16013003186047 / 2022 Deed No .IV - 160100073 / 2022, Document is digitally signed.


AYABAD NABODIT, City:- Kolkata, P.O:- MUKUNDAPUR, P.S:-Purba Jadabpur, District:-South
arganas, West Bengal, India, PIN:- 700099, Sex: Male, By Caste: Hindu, Occupation: Business,
zen of: India, , PAN No.:: AQxxxxxx2R, Aadhaar No: 34xxxxxxxx4688 Status : Representative,
epresentative of : BEPARI DEVELOPERS PRIVATE LIMITED (as DIRECTOR)

Identifier Details :

Name	Photo	Finger Print	Signature
Mr NIRANJAN KARMAKAR Son of Late D M KARMAKAR HIGH COURT CALCUTTA, City:- Kolkata, P.O:- G P O, P.S:-Hare Street, District:- Kolkata, West Bengal, India, PIN:- 700001			
	14/11/2022	14/11/2022	14/11/2022

dentifier Of Mr SANKAR PRASAD BEPARI

DIRECTOR OF
BEPARI DEVELOPERS PVT. LTD.
SANKAR PRASAD BEPARI
THE CONSTITUTED ATTORNEY OF
SHAIKH MANSUR


BEPARI DEVELOPERS PVT. LTD.
Director

Endorsement For Deed Number : IV - 160100073 / 2022

11-2022

ificate of Admlssibility(Rule 43,W.B. Registration Rules 1962)

missible under rule 21 of West Bengal Registration Rule, 1962 duly stamped under schedule 1A, Article number : 4
Indian Stamp Act 1899.

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

Presented for registration at 12:15 hrs on 14-11-2022, at the Office of the D.S.R. - I SOUTH 24-PARGANAS by Mr
SANKAR PRASAD BEPARI .

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

Execution is admitted on 14-11-2022 by Mr SANKAR PRASAD BEPARI, DIRECTOR, BEPARI DEVELOPERS
PRIVATE LIMITED (Private Limited Company), 235, NAYABAD NABODIT, City:- Kolkata, P.O:- MUKUNDAPUR, P.S:-
Purba Jadabpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700099

Indetified by Mr NIRANJAN KARMAKAR, . . Son of Late D M KARMAKAR, HIGH COURT CALCUTTA, 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 7.00/- (E = Rs 7.00/-) and Registration Fees
paid by Cash Rs 7.00/-

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 10/- and Stamp Duty paid by Stamp Rs 50.00/-
Description of Stamp

1. Stamp: Type: Impressed, Serial no 5656, Amount: Rs.50.00/-, Date of Purchase: 09/11/2022, Vendor name: S B Das

DIRECTOR OF
BEPARI DEVELOPERS PVT. LTD. .
SANKAR PRASAD BEPARI
THE CONSTITUTE OF
SHAIKH



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

BEPARI DEVELOPERS PVT. LTD.

Sankar Prasad Bepari
Director

Certificate of Registration under section 60 and Rule 69.

Registered in Book - IV

Volume number 1601-2022, Page from 1756 to 1765

being No 160100073 for the year 2022.



Digitally signed by MOHAMMED TABIS
ANSARI

Date: 2022.11.14 14:39:58 +05:30

Reason: Digital Signing of Deed.

(Tabis Ansari) 2022/11/14 02:39:58 PM

DISTRICT SUB-REGISTRAR

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

West Bengal.

DIRECTOR OF
BEPARI DEVELOPERS PVT. LTD.
SANKAR PRASAD BEPARI
THE CONSTITUTED ATTORNEY OF
SHAIKH MANSUR

BEPARI DEVELOPERS PVT. LTD.

Director

(This document is digitally signed.)



पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

81AB 346451



BEFORE THE FIRST CLASS JUDICIAL MAGISTRATE AT ALIPORE

AFFIDAVIT

I **SRI SANKAR PRASAD BEPARI** son of Sri Shyamlal Bepari, aged about 49 years, by faith Hindu, by occupation Business, by Nationality Indian, residing at 235, Nayabad (Nabodit), Post Office- Mukundapur, Police Station- Purba Jadavpur, at present Panchasayar Kolkata-700 099, being the Director of **BEPARI DEVELOPERS PRIVATE LIMITED**, do here solemnly affirm and declare as follows :-

- 1) That in the Registered Development Power of Attorney dated 28th February, 2022 made between **SHAIKH MANSUR @ MANSUR SK** son of Shaikh Rustam, by religion Islam, by occupation Business, by Nationality Indian, residing at 82/1D, P.G.H. Shah Road, Bikramgarh, P.O. & P.S. Jadavpur, Kolkata - 700 032 and Bepari Developers Private Limited, duly registered at the Office of the **District Sub-Registrar - I, South 24 Parganas at Alipore, and registered in Book No. I, Volume No. 1601-2022, Page 37419 to 37450, Being No. 160100692, for the year 2022**, a mistake has accidentally and inadvertently crept in the said Deed i.e. in Page No. 17, Line No. 3 & 4 of the Schedule mentioned property wherein "**R.S. No. Dag No. 1+6**" has been mentioned instead of "**R.S. Dag No. 195**".
- 2) That I am swearing this affidavit for the rectification of such typographical error and in the schedule which shall be R.S. Dag No. -195.
- 3) That if any dispute arises in future in respect of this error in Dag No., then the authority of the Kolkata Municipal Corporation shall have the liberty to revoke the sanction plan of the said land.



4) That I am an Indian National by birth.

That the foregoing paragraphs are true to my knowledge and belief.

BEPARI DEVELOPERS PVT. LTD.

Sankar Prasad Bepari
Director

(DEPONENT)

Identified by me

Chaitali Paul
Advocate

F- 2294/18

M- 8336839510

1668
I do hereby solemnly affirm before me this day of 11/01/2022/23 by the declarant of proper identification he swears.

[Signature]
Judicial Magistrate
1st Class, Alipore



ভারত সরকার
Government of India

সংকর প্রসাদ বেপারী
Sankar Prasad Bepari
পিতা : শ্যামলাল বেপারী
Father : Shyamal Bepari
জন্মতারিখ / DOB : 04/09/1973
পুরুষ / Male



3462 0869 4688

আধার - সাধারণ মানুষের অধিকার



ভারতীয় বৈশিষ্ট্য পরিচয় প্রাধিকরণ
Unique Identification Authority of India

ঠিকানা:

235, নয়াবাদ, মুকুন্দপুর, দক্ষিণ
২৪ পরগনা, মুকুন্দপুর, পশ্চিম
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Sankar Prasad Bepari

Chaitali Paul
Advocate

11.01.2023