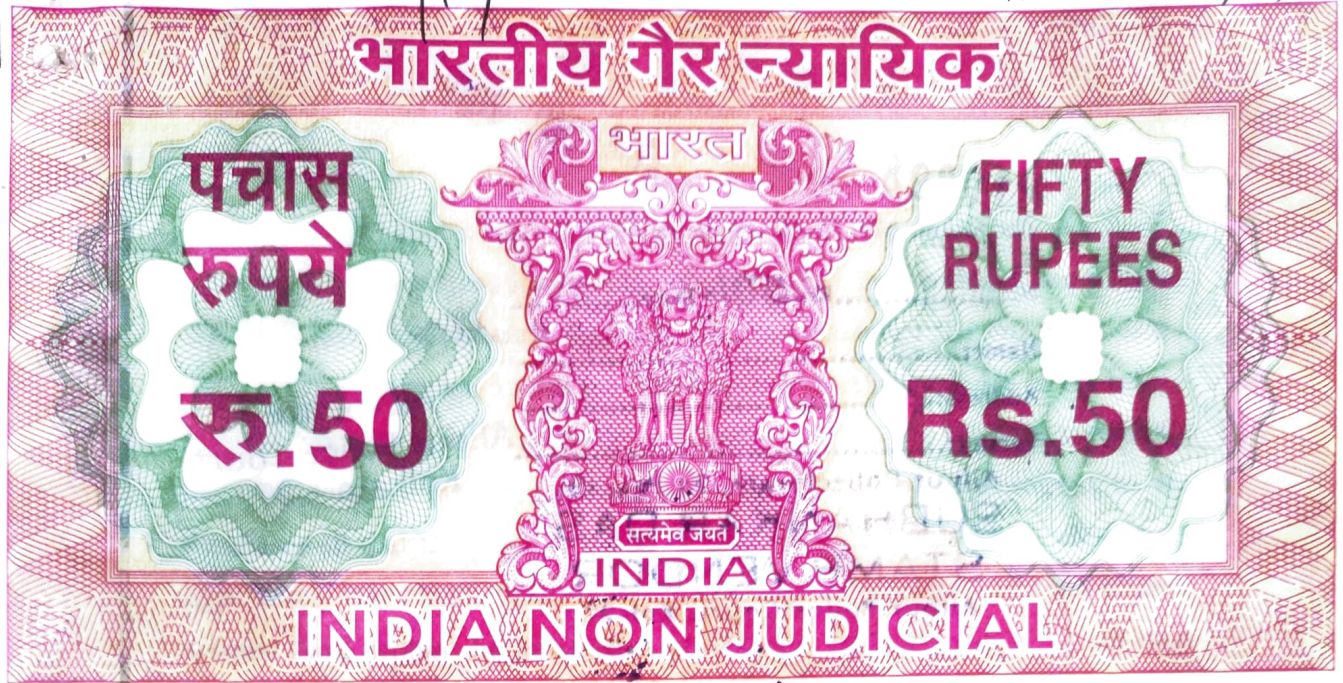


4541/19

I-4134/19



পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

Y 098398

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

Addl. Dist. Sub-Registrar  
Alipore, South 24 Parganas

15 JUL 2019

### DEVELOPMENT POWER OF ATTORNEY

TO ALL TO WHOM THESE PRESENTS SHALL COME, WE, (1) SMT. VIMALA ACHARYA (PAN : ADMPA8000B), wife of Late Om Prakash Acharya, by religion Hindu, by occupation housewife residing at Premises No. 136, Lake Gardens, Post office - Lake Gardens, P.S Lake, Kolkata 700045, and (2) SRI RAJIV ACHARYA (PAN : APYPA5287Q), son of Late Om Prakash Acharya, by religion Hindu, by occupation service, residing at Premises No. 136, Lake Gardens, Post office lake Gardens, P.S Lake, Kolkata 700 045, hereinafter jointly referred to as the "Principals", SEND GREETINGS :

15/05/19  
13/08/19  
16/10/19

10998

17 JUL 2019

No.....Rs.-**50/-**-Date.....

Name:.....**S. K. Dutta**.....

Address:.....

Vendor:.....

Alipur Collectorate, 24 Pgs. (S)

**SUBHANKAR DAS**

**STAMP VENDOR**

Alipur Police Court, Kot-27

**Advocate**  
**Alipur Police Court**  
**Kolkata - 27**



**Pradeep Roy**  
**S/O. Pt. Primal Roy**  
**Alipore Police Court**  
**Kot-27.**



**WHEREAS** by a Deed of Conveyance dated 31.07.1956 made between Bangur Land Development Corporation Ltd., therein called the vendor of the one part and Smt. Lila Sengupta alias Smt. Lila Sen, therein called the Purchaser of the other part and registered with the Sub-Registrar of Alipore Sadar in Book No.I, Volume No.114, Pages 17 to 25, Being No.6336 for the year 1956, the vendor for the consideration therein mentioned, absolutely sold and transferred to the Purchaser all that the piece or parcel of land measuring 4 cottahs 1 chittack 35 sq.ft. being Plot No.63, Bangur Park, North Block 'A' known as Lake Colony Scheme No.1 within the jurisdiction of Corporation of Kolkata, P.S. the then Tollygunge, Sub-Registration office Alipore, District the then 24-Parganas, presently 24-Parganas (South).

**AND WHEREAS** the said Smt. Lila Sengupta constructed a three storied building including the ground floor on the said plot of land and the said premises was numbered as 136, Lake Gardens, Calcutta - 700 045 within the Kolkata Municipal Corporation, formerly Calcutta Municipal Corporation.

**AND WHEREAS** the said Smt. Lila Sengupta died intestate on the 18<sup>th</sup> day of October, 1986 leaving her surviving the only daughter, Smt. Shampa Raychaudhuri, wife of Kamala Kumar Raychaudhuri, as her sole heiress, successor and legal representative as per Hindu Succession Act and accordingly the said Smt. Shampa Raychaudhuri became the absolute owner and became absolutely seized and possessed of the said premises No.136, Lake Gardens, Kolkata - 700 045 within the jurisdiction of Ward No.93 of the Kolkata Municipal Corporation, free from all encumbrances with two tenants in occupation of the ground floor and the first floor of the said premises.

**AND WHEREAS** thereafter by an indenture dated 28.06.1988, registered in the office of the Addl. District Sub-Registrar of Assurance (Records) Calcutta and

recorded in Book No. I , Being No.7567 for the year 1988, the said Smt. Shampa Raychaudhuri, as vendor, sold, conveyed and transferred, for a valuable consideration, unto the purchaser, Om Prakash Acharya **ALL THAT** three storied brick built building, messuages, tenements with and including the garage and the mezzanine floor on the said garage and the rooms on the roof of the third floor, situate lying at and being premises No.136, Lake Gardens, Kolkata - 700 045 together with the freehold land whereupon the same is built, measuring more or less 4 cottahs, 1 chittack and 35 sq.ft. being Plot No.63, Bangur Park, North Block 'A' known as Lake Colony Scheme No.1 within the jurisdiction of Calcutta Municipal Corporation, P.S. the then Tollygunge, presently Lake, Sub-Registration office Alipore, District the then 24-Parganas, presently 24-Parganas (South), free from all encumbrances subject however to tenancy of the ground floor and the first floor of the said premises.

**AND WHEREAS** the said purchaser Om Prakash Acharya thereafter got his name mutated in the assessment records of the then Calcutta Municipal Corporation, presently Kolkata Municipal Corporation in respect of the said premises No.136, Lake Gardens, Kolkata - 700 045 within the jurisdiction of Ward No.93 of the K.M.C., P.S. formerly Tollygunge, presently Lake and started enjoying the said property on payment of municipal rates and taxes.

**AND WHEREAS** the said Om Prakash Acharya died intestate on 29<sup>th</sup> October, 2015 leaving behind him surviving his wife Smt. Vimala Acharya, son Sri Rajiv Acharya and two daughters namely Smt. Shailja Agarwal and Smt. Shalini Iyer as his legal heirs and successors as per Hindu Succession Act, 1956 who inherited the said property in equal shares and became the joint owners of the said property being Premises No.136, Lake Gardens, Kolkata - 700 045, P.S. formerly Tollygunge, presently Lake within the jurisdiction of Ward No.93 of the Kolkata Municipal Corporation with two tenants in occupation of the ground floor and

first floor of the said premises.

**AND WHEREAS** two owners being the principals herein, are thus absolutely seized and possessed of or otherwise well and sufficiently entitled as joint owners along with Smt. Shailja Agarwal and Smt. Shalini Iyer to **ALL THAT** piece or parcel of revenue free land measuring 4 cottahs, 1 chittack and 35 sq.ft. more or less together with three storied brick built dwelling house standing thereon or on part thereof, situate lying at and being premises No.136, Lake Gardens (formerly being Plot No.63, Bangur Park, North Block -A'), Kolkata - 700 045 under Police Station Lake, formerly Tollygunge within the jurisdiction of Ward No.93 of the K.M.C. in the District of the then 24-Parganas, presently 24-Parganas (South), morefully described in the **SCHEDULE** hereunder written and hereinafter referred to as the "**SAID PROPERTY**", free from all encumbrances and liabilities whatsoever subject to two tenants in occupation of the ground floor flat and first floor flat and our Undivided shares in the said Premises hereinafter are referred to as the "Said Share"

**AND WHEREAS** we, the Principals as owners along with Smt. Shailja Agarwal and Smt. Shalini Iyer have entered into a registered development agreement dated 15/07/2019, with the Developer, **MODULE PROPERTIES PVT. LTD.**, a company incorporated under the Companies Act, 1956, having its office at 422, Lake Gardens, P.O. Lake, Kolkata - 700 045, P.S. - Lake, represented by one of its Directors, **Sri Pranab Chatterjee**, son of Dr. Paresh Nath Chatterjee, by religion Hindu, by occupation Business, residing at P-240, Lake Road, P.O. Sarat Bose Road, Kolkata - 700 029, P.S. - Lake for construction of a ground plus four storied building consisting of one or two residential apartment in each floor with necessary additional spaces as pump room or space, care taker's room, common toilet, lift etc. as may be decided by the Developer for construction thereof at the cost of the developer and shall include the car parking spaces and other spaces



intended for the enjoyment of the building by the intending purchasers including the principals herein along with Smt. Shailja Agarwal and Smt. Shalini Iyer.

AND WHEREAS the said registered development agreement interalia contains owners' allocation and developer's allocation which has been morefully described in the SECOND AND THIRD SCHEDULE of the said development agreement dated 15/07/2019 and has been registered in the office of the A.D.S.R. Alipore and recorded in Book No. I, Being No 160504125 for the year 2019.

AND WHEREAS in view of the aforesaid, as per terms of the said Registered Development Agreement dated 15/07/2019 we are desirous of appointing **SRI PRANAB CHATTERJEE**, son of Dr. Paresh Nath Chatterjee, by religion Hindu, by occupation Business, residing at P-240, Lake Road, P.O. Sarat Bose Road, P.S. Lake, Kolkata - 700 029 to be our lawful attorney for mutation of names of the principals along with Smt. Shailja Agarwal and Smt. Shalini Iyer as joint owners of the said property in the K.M.C. records, for construction of the proposed ground plus four storied building in terms of the plan to be sanctioned by the Kolkata Municipal Corporation and for sale of the developer's allocation TOGETHERWITH undivided proportionate share of land appurtenant to developer's allocation to the intending purchasers by execution and registration of the deed of conveyances.

NOW KNOW YE ALL MEN AND THESE PRESENTS WITNESSETH THAT WE, (1) **SMT. VIMALA ACHARYA** (PAN : ADMPA8000B), wife of Late Om Prakash Acharya and (2) **SRI RAJIV ACHARYA** (PAN : APYPA5287Q), son of Late Om Prakash Acharya, do hereby and hereunder nominate, constitute and appoint one of the Directors of the developer company, **SRI PRANAB**

CHATTERJEE, son of Dr. Paresh Nath Chatterjee, by religion Hindu, by occupation Business, residing at P-240, Lake Road, P.O. Sarat Bose Road, P.S. Lake, Kolkata - 700 029, as our true and lawful attorney in our names and on our behalf to do, execute and perform *inter alia*, all or any of the following acts, deeds, matters and things, namely :-

1. To look after, manage, supervise, conduct and do all and every act, deed, matter or thing necessary for the purpose of preserving, protecting and/or securing the said schedule below property by raising boundary wall around the said property and also for the purpose of developing the said schedule below property by demolishing any structure thereon or by excavating the land comprised within the said schedule below property or by filling up the land comprised within the said schedule below property and/or by causing all and every kind of construction on the said schedule below property and by doing, and executing all or every kind of matters and things relating to the said schedule below property.
2. To ask, demand, use for and enforce payment of and receive and give effectual receipt and discharges for all moneys and compensation of whatsoever nature and description relating to and/or concerning the said share of the property or any portion thereof.
3. To apply for recording and/or mutating the names of Principals along with Smt. Shailja Agarwal and Smt. Shalini Iyer as joint owners of the said property in the records of the K.M.C. and also in the records of all other concerned departments and offices in respect of the said property and for the said purpose to sign and affirm all applications, affidavits, petitions, forms, undertakings, correspondence etc. as may be required to be filed and further to represent us before the State of West Bengal, Kolkata Municipal

Corporation, Collector, 24-Parganas (South), all Police authorities and all other concerned departments and offices in connection with the said property.

4. To get all existing plan or plans and new plan/plans sanctioned, approved, altered, modified, renewed etc. for construction or plan or plans regularized after construction or for taking filtered and unfiltered water connection and/or taking drain and sewer connection for the said schedule below property from the local authority or the Kolkata Municipal Corporation or any other authority concerned.
5. To cause all further or new plan or plans to be prepared and to sign and submit or cause to be submitted such plan or plans for construction of building or buildings on the said schedule below property and also to sign, file and submit all applications, petitions, affidavits as may be required for the purpose of getting such plan approved by the appropriate authorities and also to appear and represent us before the concerned authorities in connection with the aforesaid matter.
6. To do and cause to be done all kinds of matters and things relating to the said share of the property and to enter into and take possession of the said share of the property or any portion thereof as our said Attorney shall think fit and proper for the purpose of construction, re-construction or development of the said schedule below property on such terms and conditions as our said Attorney shall think fit and proper.
7. To demolish, remove the existing structure on the said property and to make, alter, renovate, built or rebuilt buildings, erection, structures on the said share of the property or any portion thereof and to complete all such construction, structures, boundary wall, on the said property and to obtain



building completion certificate or occupancy certificate and to apply and obtain independent Gas, Electric, Telephone connection and other amenities and facilities required for the beneficial use and enjoyment of the said share of the property or the buildings or flats or units to be constructed thereon.

8. To appoint contractors, sub-contractors, labours, labour contractors, Architect, Engineers, Surveyors etc. for the purpose of removing structures from the said property and to make, alter, renovate, built or re-built buildings, erection and structures on the said schedule below property or any portion thereof and to complete all such constructions, structures and boundary walls, on the said schedule below property on such terms and conditions as our Attorney shall think fit and proper and for this purpose to sign and execute all contracts, agreement etc. as may be required.
9. To apply for and obtain permit and/or quotas of all sorts of building materials including cement and/or steel from Govt. or semi Govt. Institutions and accept delivery of the same by signing challan and to make advances, payments etc. therefore as the case may be.
10. To sign, issue, deliver letters, notices effecting the change of ownership of the flats in the proposed building and/or with regard to construction of building or buildings and/or completion thereof to all Govt. authorities, concerned offices and departments of the Govt., Municipal Authorities etc.
11. To sign and submit all applications as may be required for the purpose of securing and obtaining all necessary permission, consent and/or Certificates from the Kolkata Municipal Corporation, KMDA, KIT, CESC, Gas Authorities and all other authorities relating to or concerning the said schedule below property or relating to the construction of building or buildings on the said schedule below property and/or in connection with

the supply of electricity and/or water and/or Gas and/or any other amenities for the said schedule below property or any portion thereof.

12. To negotiate for sale of and sell and convert into money and/or transfer, assign or lease or exchange the developer's allocation of the said schedule below property or any portion thereof on such consideration as our said attorney shall think fit and proper at its sole discretion and to sign and execute agreements for sale, conveyance, assignment, lease, mortgage or any deed or deeds whatsoever in respect of developer's allocation of the said schedule below property and to receive payment of advance, consideration money or rent, premium, solatium or compensation for the same and to grant and sign receipts for such payments which such receipt shall exonerate the person paying the same without seeing the application thereof.
13. In addition to the powers as aforesaid and without restricting or limiting the same in any manner whatsoever, to agree upon and to enter into any agreement for sale or to cancel and/or repudiate the same, to settle the price and all terms and conditions of any transfer, to receive earnest money and the balance of consideration money by instalment and to grant receipt of acknowledgement for the same, to execute deed of conveyance or conveyances in favour of the buyers or transferees or his or their nominee or nominees and to book, sell the flat or flats, car parking spaces proposed to be constructed thereon in the developer's allocation and take such other step in connection with the said property or any construction proposed to be made thereon as our said attorney shall or may think fit and proper.
14. In addition to the powers as aforesaid and without restricting or limiting the same in any manner whatsoever, to enter into agreement for sale and/or grant, sell, convey, transfer, assign and assure on ownership basis or otherwise for such consideration as the said attorney shall think fit in his

absolute discretion in respect of developer's allocation of the proposed building on the said schedule below property or any portion thereof together with undivided proportionate share or interest of land in the said property appurtenant to developer's allocation and together with undivided proportionate share or interest in the common areas and facilities comprised within the said property appurtenant to developer's allocation including path ways, boundary walls, entrances, gates, common passages, lawn, compounds, open spaces, lobbies, stair-case, terrace, common landing, filtered and unfiltered water connection, tube-well, motor pump, generator if any , electricity and all other easements, appurtenances and privileges thereto and other convenience for beneficial use and enjoyment of the flats, units and/or other constructed portion or vacant portion to be transferred and to deliver possession of the developer's allocation in the building including undivided proportionate share in common areas appurtenant to developer's allocation to the transferee, purchaser or lessee etc. as the case may be.

15. To sign and execute conveyance or conveyances, sale deed or deeds or other assurances in respect of developer's allocation of the said property or any portion thereof as constituted attorney on behalf of the principals.
16. To appear and represent us before the Registrar or Sub-Registrar of Assurance, Calcutta, District Registration Office, Alipore, Sub-Registrar Alipore, or other offices of the Govt. having authority to accept conveyance or conveyances, sale deed or deeds, instrument or instruments, writing or writings whatsoever so executed as aforesaid, for, in the names of and on behalf of us, for registration of the same and to complete registration formalities of the same by admitting execution thereof.
17. To present for registration and duly register according to law any agreement or agreements for sale, deed or deeds, conveyance or conveyances,



document or documents, instrument or instruments, writing or writings whatsoever executed in our names and on our behalf and to admit execution thereof and also to present for registration, any agreement or agreements for sale, deed or deeds, conveyance or conveyances, document or documents, instrument or instruments, writing or writings whatsoever executed by any other person or persons in our favour in connection with the developer's allocation of the said property or any portion thereof in terms of the registered development agreement dated 15/07/2019 and to get them or any of them registered according to law and for the purposes aforesaid or any of them or for any other purposes, to appear before any Inspector General of Registration, District Registrar, Sub-Registrar, Joint Sub-Registrar of Deeds and Assurances, Registrar of Assurances, Kolkata, Addl. Registrar of Assurances, Kolkata, other registration officer or officers as occasion shall or may require to present there and to sign all or any endorsements or other acknowledgements and to do all other acts and things which may be necessary for effecting and completing registration of such deeds, documents, instruments, writings or any of them.

18. To appear and represent us before the State of West Bengal (Land Acquisition Collector) and other authorities in connection with the said property.
19. To institute, conduct or prosecute any suit or legal proceedings that may be necessary to be filed against adjoining owners of the said property and/or other person or persons in connection with the said schedule below property and the building and buildings and structures to be erected thereon and also to defend any suit or proceedings against us and to give necessary instructions on our behalf and also to sign Vakalatnamas, Plaints, Written Statements, Petitions, Affidavits and other pleadings and papers that may be required to be filed in connection with such suit and proceedings and to verify and affirm the same, swear affidavits on our

behalf and to do other acts, deeds, matters and things as may be necessary for proper conduct thereof.

20. To commence, initiate, institute, file, prosecute, defend any case, suit, appeal, or legal proceedings in respect of the said schedule below property and in connection therewith to make, sign, verify affirm present and file vakalatnama, warrant of attorney, complaints, written statement, petition including writ petition, affidavit, memorandum of appeal, letter or other necessary papers and documents of any description whatsoever in connection therewith.
21. To appear before any Judge, Court, Tribunal authority, office, including Municipal offices, Collector office, Fire Brigade office, Polices, Survey or other authorities and to do all things necessary in connection therewith.
22. To serve and accept summons, notices, warrant, subpoenas or other processes of court and authorities concerned including Municipality and to do all things necessary in connection therewith.
23. To retain, employ and discharge counsel, Advocate, Attorney, Solicitor, Agent, Pleader and to conduct all proceedings whether legal or not and to pay fees, costs, charges and expenses incurred in connection therewith.
24. To settle, compromise and also to refer to disputes in any such suit and proceedings upon such terms and conditions as our said Attorney shall think fit and proper.
25. To sign and enter into any agreements and/or any contract with the existing tenants of the said Premises after their settlement as the case may be if required

26. To settle terms of compromise, compound, adjust or withdraw suits, cases, proceedings and also to refer to arbitration all disputes or differences, to appoint arbitrator or arbitrators, to file statements of facts or counter statements of facts, to proceed with or oppose arbitration proceedings and to apply for judgement or award or to set aside award.
27. To sign, verify and file all applications for execution of decrees and orders of any courts and to accept satisfaction and/or discharge thereof.
28. To receive, sign and deal with all correspondences on our behalf and in our personal capacity in connection with the said property and to take delivery of registered or insured letters or parcels sent to us under registered or insured covers or by money orders and to grant receipts and discharges for the same.
29. To sign, insure, deliver, serve, accept, acknowledge as the case may be all notices, letters, reply notices, summons from time to time in connection with the matters herein contained.
30. To sell, or dispose of any goods and/or stock of building materials, plumbing materials in connection with the demolition of the existing building or in connection with the construction of the proposed building on the said property and to receive the price or money for the same from any party whomsoever.
31. And we hereby ratify and confirm and agree to ratify and confirm any act or deed that may be done or caused to be done by our said attorney by virtue of the power hereby conferred and all acts or deeds shall be valid and binding upon us as if the same have been done by us personally.
32. And generally to do, execute and perform any other act or acts, deed or



deeds, matters or things whatsoever which in the opinion of our said attorney ought to be done, executed and performed in relation to our said property or other concerned affairs ancillary or incidental thereto as fully or effectually as we ourselves could do the same if we were personally present.

33. And we hereby agree and undertake to ratify and confirm all and whatsoever our said attorney under the power in that behalf hereinbefore contained, shall lawfully do, execute and perform under and by virtue of this deed notwithstanding no express power in that behalf is hereunder provided.

#### **SCHEDULE OF THE SAID PROPERTY**

ALL THAT piece and parcel of Undivided Share of total land measuring about 4 Cottahs 1 Chittack and 35 sq. ft. more or less with old fifty years dilapidated partly two storied and partly three storied building measuring 1800 Sq. Ft. Built up area in Ground and First Floor and one Room with toilet and one Puja room measuring 350 Sq. Ft. Built up area more or less in the Second Floor/ Terrace of the building comprised in being Municipal Premises No.136 , Lake Gardens , Kolkata – 700 045 having Assessee No. 210930801823 within Ward No. 93 of the Kolkata Municipal Corporation, P.S. Lake, P.O. Lake Gardens, District 24-Parganas (South) butted and bounded as follows:-

ON THE NORTH	:	By 30 feet wide road
ON THE EAST	:	By Premises No. A/137 Lake Gardens , Kolkata 700045
ON THE SOUTH	:	By Premises No. A/135 Lake Gardens , Kolkata 700045
ON THE WEST	:	By a 20 feet wide road

IN WITNESS WHEREOF WE, the parties hereto have hereunto set and subscribed our hands on the 15<sup>th</sup> day of July 2019.

**SIGNED & DELIVERED**

by the **PRINCIPALS**

in presence of

**WITNESSES :**

1. Pradeep Roy  
Alipore Police Court.  
Kat. 27.

2. Ranjana Das.  
Alipore Police Court.  
Cat. 27

1. Vimola Acharya.

2.

Rajiv Acharya  
(RAJIV Acharya)

Signature of the Principals

Accepted the Power

MODULE PROPERTIES PVT. LTD.

Rajiv Acharya  
Director

Signature of the Constituted Attorney

Prepared in my office

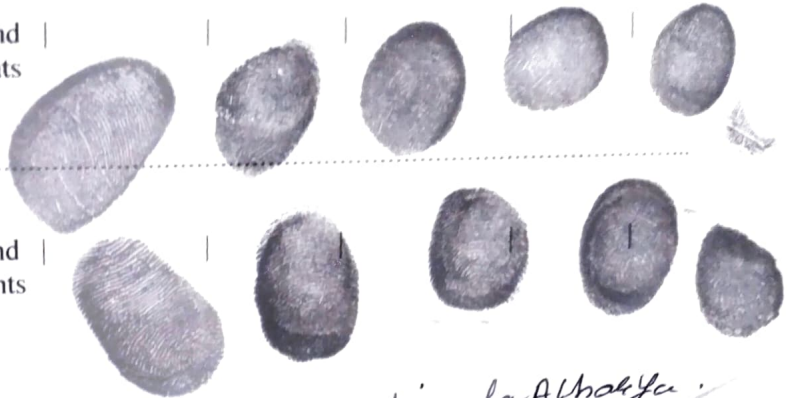
Indira Kumar Das  
Advocate,

Alipore Civil and Criminal Court,  
Kolkata - 700027. WB-2165/99.

Thumb   Fore   Middle   Ring   Little



Left Hand  
Finger Prints



Right Hand  
Finger Prints

Name : - VIMALA ACHARYA ,

Signature : - *Vimala Acharya*

Thumb   Fore   Middle   Ring   Little



Left Hand  
Finger Prints



Right Hand  
Finger Prints



Name : - RATIV ACHARYA ,

Signature : - *Rativ Acharya*

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Left Hand  
Finger Prints



Right Hand  
Finger Prints



Name : - PRANAB CHATTERJEE

Signature : -

MODULE PROPERTIES PVT. LTD.

*Pranab Chatterjee*  
Director

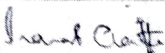



स्थायी लेखा संख्या / PERMANENT ACCOUNT NUMBER  
ACQPC3756K

नाम / NAME  
PRANAB CHATTERJEE

पिता का नाम / FATHER'S NAME  
PARESH CHANDRA CHATTERJEE

जन्म तिथि / DATE OF BIRTH  
23-10-1964

हस्ताक्षर / SIGNATURE  


  
आयकर आयुक्त, प. ब. - XI  
COMMISSIONER OF INCOME-TAX, W.B. - XI

इस कार्ड के खो / गिल जाने पर कृपया जारी करने  
वाले प्राधिकारी को सूचित / वापस कर दें  
संयुक्त आयकर आयुक्त (प्रणाली 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.

आयकर विभाग  
INCOME TAX DEPARTMENT



भारत सरकार  
GOVT. OF INDIA

MODULE PROPERTIES PRIVATE LIMITED



10/10/2007

Permanent Account Number

AAFCM9173Q

14082013

आयकर विभाग  
INCOME TAX DEPARTMENT



भारत सरकार  
GOVT. OF INDIA

RAJIV ACHARYA

OM PRAKASH ACHARYA

16/12/1965

Permanent Account Number

APYPA5287Q

*[Signature]*

Signature



22082009



स्थायी लेखा संख्या /PERMANENT ACCOUNT NUMBER

ADMPA8000B



नाम /NAME

VIMALA ACHARYA

पिता का नाम /FATHER'S NAME

GHANSHYAM DAS MISHRA

जन्म तिथि /DATE OF BIRTH

28-01-1947

हस्ताक्षर /SIGNATURE

*Vimala Acharya*

*B. Das*

आयकर आयुक्त, प.ब. - III

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

*Vimala Acharya*

ELECTION COMMISSION OF INDIA

ভারতের নির্বাচন কমিশন

IDENTITY CARD

WB / 18 / 108 / 666789

পরিচয় পত্র



Elector's Name

নিরাক্ষর নাম

Ray Pradip

রায় প্রদীপ

Father/Mother/

Husband's Name

পিতা/মাতা/স্বামীর নাম

Parimal

পরমল

Sex

লিঙ্গ

M

পুরুষ

Age as on 1.1.1985

১১.১১.৮৫-এ বয়স

21

২১

*Signature*

Address

New Tollygunge North, Ward 114,

Regent Park, South 24 Parganas

ঠিকানা

নিউ টলিগঞ্জ উত্তর, ওয়ার্ড ১১৪, রিজেন্ট পার্ক,

দক্ষিণ ২৪ পরগণা

*Facsimile Signature*

Electoral Registration Officer

নির্বাচন নিবন্ধন কর্মকর্তা

For 108-JADAVPUR

Assembly Constituency

১০৮-জাদবপুর

বিধানসভা নির্বাচন কেন্দ্র

Place

Alipore

স্থান

আলিপুর

Date

18.08.85

তারিখ

১৮.০৮.৮৫

## Major Information of the Deed

Deed No :	I-1605-04134/2019	Date of Registration	15/07/2019
Query No / Year	1605-1000161108/2019	Office where deed is registered	
Query Date	15/07/2019 3:20:17 PM	A.D.S.R. ALIPORE, District: South 24-Parganas	
Applicant Name, Address & Other Details	SUBIR KUMAR DUTTA ALIPORE POLICE COURT, Thana : Alipore, District : South 24-Parganas, WEST BENGAL, PIN - 700027, Mobile No. : 9836974709, Status : Advocate		
Transaction	Additional Transaction		
[0138] Sale, Development Power of Attorney after Registered Development Agreement			
Set Forth value	Market Value		
Rs. 2/-	Rs. 2,42,23,609/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 50/- (Article:48(g))	Rs. 7/- (Article:E)		
Remarks	Development Power of Attorney after Registered Development Agreement of [Deed No/Year]:- 160504125/2019 Received Rs. 50/- ( FIFTY only ) from the applicant for issuing the assement slip.(Urban area)		

### Land Details :

District: South 24-Parganas, P.S:- Lake, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Lake Gardens, Premises No: 136, , Ward No: 093 Pin Code : 700045

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	4 Katha 1 Chatak 35 Sq Ft	1/-	2,26,11,109/-	Width of Approach Road: 30 Ft.,
Grand Total :				6.7833Dec	1 /-	226,11,109 /-	

### Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	2150 Sq Ft.	1/-	16,12,500/-	Structure Type: Structure

Gr. Floor, Area of floor : 900 Sq Ft.,Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Pucca, Extent of Completion: Complete

Floor No: 1, Area of floor : 900 Sq Ft.,Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Pucca, Extent of Completion: Complete







Floor No: 2, Area of floor : 350 Sq Ft.,Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Pucca, Extent of Completion: Complete

Total :	2150 sq ft	1 /-	16,12,500 /-	
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**Legal Details :**

**Name,Address,Photo,Finger print and Signature**




No	Name	Photo	Finger Print	Signature
1	<b>Mrs VIMALA ACHARYA</b> Wife of Late Om Prakash Acharya Executed by: Self, Date of Execution: 15/07/2019 , Admitted by: Self, Date of Admission: 15/07/2019 ,Place : Office	 15/07/2019	 LTI 15/07/2019	 15/07/2019
136 , Lake Gardens, P.O:- LAKE, P.S:- Lake, District:-South 24-Parganas, West Bengal, India, PIN - 700045 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.: ADMPPA8000B, Status :Individual, Executed by: Self, Date of Execution: 15/07/2019 , Admitted by: Self, Date of Admission: 15/07/2019 ,Place : Office				
No	Name	Photo	Finger Print	Signature
2	<b>RAJIV ACHARYA</b> Son of Late Om Prakash Acharya Executed by: Self, Date of Execution: 15/07/2019 , Admitted by: Self, Date of Admission: 15/07/2019 ,Place : Office	 15/07/2019	 LTI 15/07/2019	 15/07/2019
136 , Lake Gardens, P.O:- LAKE, P.S:- Lake, District:-South 24-Parganas, West Bengal, India, PIN - 700045 Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, PAN No.: APYPA5287Q, Status :Individual, Executed by: Self, Date of Execution: 15/07/2019 , Admitted by: Self, Date of Admission: 15/07/2019 ,Place : Office				

**Attorney Details :**




SI No	Name,Address,Photo,Finger print and Signature
1	<b>MODULE PROPERTIES PRIVATE LIMITED</b> 422, Lake Gardens, P.O:- LAKE, P.S:- Lake, District:-South 24-Parganas, West Bengal, India, PIN - 700045 . PAN No.: AAFCM9173Q, Status :Organization, Executed by: Representative

# Representative Details :

Name,Address,Photo,Finger print and Signature

Name	Photo	Finger Print	Signature
<b>PRANAB CHATTERJEE</b> <b>(Presentant)</b> Son of Dr PareshNath Chatterjee Date of Execution - 15/07/2019, , Admitted by: Self, Date of Admission: 15/07/2019, Place of Admission of Execution: Office	 Jul 15 2019 4:33PM	 LTI 15/07/2019	 15/07/2019
P-240 , Lake Road, P.O:- LAKE, P.S:- Lake, District:-South 24-Parganas, West Bengal, India, PIN - 700029, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, Status : Representative, Representative of : MODULE PROPERTIES PRIVATE LIMITED (as DIRECTOR)			

## Identifier Details :

Name	Photo	Finger Print	Signature
<b>Mr PRADEEP ROY</b> Son of Late PARIMAL ROY ALIPORE POLICE COURT, P.O:- ALIPORE, P.S:- Alipore, Kolkata, District:- South 24-Parganas, West Bengal, India, PIN - 700027	 15/07/2019	 15/07/2019	 15/07/2019
Identifier Of Mrs VIMALA ACHARYA , RAJIV ACHARYA , PRANAB CHATTERJEE			

## Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Mrs VIMALA ACHARYA	MODULE PROPERTIES PRIVATE LIMITED-3.39167 Dec
2	RAJIV ACHARYA	MODULE PROPERTIES PRIVATE LIMITED-3.39167 Dec

## Transfer of property for S1

Sl.No	From	To. with area (Name-Area)
1	Mrs VIMALA ACHARYA	MODULE PROPERTIES PRIVATE LIMITED-1075.00000000 Sq Ft
2	RAJIV ACHARYA	MODULE PROPERTIES PRIVATE LIMITED-1075.00000000 Sq Ft

Endorsement For Deed Number : I - 160504134 / 2019

On 15-07-2019

**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.

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

Noted for registration at 13:56 hrs on 15-07-2019, at the Office of the A.D.S.R. ALIPORE by PRANAB CHATTERJEE .

**Certificate of Market Value(WB PUVI rules of 2001)**

Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs 2,42,23,609/-

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

Execution is admitted on 15/07/2019 by 1. Mrs VIMALA ACHARYA , Wife of Late Om Prakash Acharya , 136 , Lake Gardens, P.O: LAKE, Thana: Lake, , South 24-Parganas, WEST BENGAL, India, PIN - 700045, by caste Hindu, by Profession House wife, 2. RAJIV ACHARYA , Son of Late Om Prakash Acharya , 136 , Lake Gardens, P.O: LAKE, Thana: Lake, , South 24-Parganas, WEST BENGAL, India, PIN - 700045, by caste Hindu, by Profession Service Indetified by Mr PRADEEP ROY, , , Son of Late PARIMAL ROY, ALIPORE POLICE COURT, P.O: ALIPORE, Thana: Alipore, , City/Town: KOLKATA, South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Hindu, by profession Business

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

Execution is admitted on 15-07-2019 by PRANAB CHATTERJEE, DIRECTOR, MODULE PROPERTIES PRIVATE LIMITED (Private Limited Company), 422, Lake Gardens, P.O:- LAKE, P.S:- Lake, District:-South 24-Parganas, West Bengal, India, PIN - 700045

Indetified by Mr PRADEEP ROY, , , Son of Late PARIMAL ROY, ALIPORE POLICE COURT, P.O: ALIPORE, Thana: Alipore, , City/Town: KOLKATA, South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Hindu, by profession Business

**Payment of Fees**


Certified that required Registration Fees payable for this document is Rs 7/- ( E = Rs 7/- ) and Registration Fees paid by Cash Rs 7/-

**Payment of Stamp Duty**

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

Description of Stamp

1. Stamp: Type: Impressed, Serial no 10998, Amount: Rs.50/-, Date of Purchase: 11/07/2019, Vendor name: Subhankar Das

  
Sukanya Talukdar  
ADDITIONAL DISTRICT SUB-REGISTRAR  
OFFICE OF THE A.D.S.R. ALIPORE  
South 24-Parganas, West Bengal



Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1605-2019, Page from 142512 to 142538  
being No 160504134 for the year 2019.



*Sukanya Talukdar*

Digitally signed by SUKANYA  
TALUKDAR  
Date: 2019.07.23 11:52:23 +05:30  
Reason: Digital Signing of Deed.

(Sukanya Talukdar) 23/07/2019 11:52:12  
ADDITIONAL DISTRICT SUB-REGISTRAR  
OFFICE OF THE A.D.S.R. ALIPORE  
West Bengal.

(This document is digitally signed.)