

01/443/2013

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पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

12-59/148

A.R.A.
III

AP 000035

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

Additional Registrar
Assurance-III, Kolkata

81

SP
04/03/23

81 592523/23

Additional Registrar of
Assurances III Kolkata

- 4 MAR 2023

DEVELOPMENT POWER OF ATTORNEY

KNOW ALL MEN BY THESE PRESENTS I, SRI BRIJRATAN MUNDHRA, being DIN 06556099 (PAN NO. AIIPM1430A) (AADHAAR NO. 892344152711) (Mobile No. 9903859373) son of Lila Dhar Mundhra, by faith Hindu, by Nationality Indian, by occupation - Business, residing at BE 15, Saha Para, P.O. Deshbandhu Nagar, P.S. Baguihati, Rajarhat Gopalpur Municipality, North 24-Parganas, Kolkata-700059, Director of M/S.

243977

16 DEC 2022

DEBABRATA BANERJEE

Advocate

12/1, Lindsay Street, Ground & 2nd Floor
Front Building, Kolkata-700087

M. No: 9830058708

S.L. No.....Sold To.....

Rs.....Addrs.....

G.C. SAHA

(Govt.) LICENSED STAMP VENDOR
11A, Mirza Galib Street, Kol-87

Issue Date.....Sign.....

16 DEC 2022

4 MAR 2023

MICRO VINIMAY PRIVATE LIMITED being CIN: U51109WB2008 PTC 126676 dated 18.06.2008 (PAN NO. AAFCM6345N) a Private Limited Company incorporated under the Companies Act 1956 having its registered office at 12, Noormal Lohia Lane, 3rd Floor, Post Office – Burrabazar, Police Station – Burrabazar, Kolkata-700 007 hereinafter called and referred to as the **PRINCIPAL SEND GREETINGS.**

WHEREAS M/S. MICRO VINIMAY PRIVATE LIMITED is absolute owner and seized and possessed of and/or and sufficiently entitled to **ALL THAT** piece and parcel of land measuring an area 6 (Six) Cottahs, 14 (Fourteen) Chittacks 10(Ten) Sq.ft. be the same a little more or less together with two storied dilapidated brick built dwelling house lying thereon being Premises No. 31/1A, Nayan Chand Dutta Street, P.S. Burtolla, under Ward No.17, of the Kolkata Municipal Corporation, Kolkata-700 006 hereinafter for the sake of brevity is called 'said premises' more fully described in the Schedule written hereunder.

AND WHEREAS with a view to construct a multi-storied building in the said premises **M/S. MICRO VINIMAY PRIVATE LIMITED** entered into Development Agreement on 04.03.2023 with **M/S. AFCON ENTERPRISE (PAN: ACLPJ21572F)** a Proprietorship Firm having its office at 35/7, Hamid Munshi Lane, P.O. & P.S. Howrah, District-Howrah, Pin -711 101, represented by a Proprietor **SRI RAJENDRA PRASAD JAISWAL (PAN: ACLPJ1572F) (AADHAAR : 4125 1151 3606) (Mobile : 9674198976)** son of Sri Ram Jaiswal, by faith Hindu, by Nationality Indian, by occupation Business, residing at 35/7, Hamid Munshi Lane, P.O. & P.S. Howrah,

Rajendra Prasad Jaiswal
35/7, Hamid Munshi Lane
P.O. & P.S. Howrah

MEMORANDUM FOR THE DIRECTOR, FBI
SUBJECT: [Illegible]
[Illegible text block]

1. [Illegible]
2. [Illegible]
3. [Illegible]
4. [Illegible]
5. [Illegible]

6. [Illegible]
7. [Illegible]
8. [Illegible]
9. [Illegible]
10. [Illegible]

APPROVED AND FORWARDED:
[Signature]
[Illegible]
4 MAR 2023

District-Howrah, Pin -711 101 and said Development Agreement was executed and registered on 04.03.2023 in the office of the Additional Registrar of Assurances-III, Kolkata and recorded in Book No.I, Being No. for the year 2023. Wherein, inter alia **M/S. MICRO VINIMAY PRIVATE LIMITED** has entrusted the said Proprietorship Firm/Developer to raise erect and construct a G+IV storied building in the aforesaid premises and **M/S. MICRO VINIMAY PRIVATE LIMITED** also agreed to execute and register a Development Power of Attorney in favour of the said Developer along with other terms and conditions as specifically mentioned in the said Development Agreement dated

NOW KNOW YE BY THESE PRESENTS **M/S. MICRO VINIMAY PRIVATE LIMITED** being CIN U51109WB2008 PTC 126676 dated 18.06.2008 (PAN NO. AAFCM6345N) a Private Limited Company incorporated under the Companies Act 1956 having it's registered office at 12, Noormal Lohia Lane, Office - Burraabazar, Police Station -Burrabazar Kolkata-700 007, represented by its Director, **SRI BRIJRATAN MUNDHRA**, being DIN 06556099 (PAN NO. AIIPM1430A) (AADHAAR NO. 892344152711) (Mobile No. 9903859373) son of Lila Dhar Mundhra, by faith Hindu, by Nationality Indian, by occupation - Business, residing at BE 15, Saha Para, P.O. Deshbandhu Nagar, P.S. Baguihati, Rajarhat Gopalpur Municipality, North 24-Parganas, Kolkata-700059, do hereby nominate and appoint **SRI RAJENDRA PRASAD JAISWAL** (PAN: ACLPJ1572F) (AADHAAR: 412511513606) (Mobile : 9674198976) son of Sri Ram Jaiswal, Proprietor of **M/S. AFCON ENTERPRISE**, a Proprietorship Firm having its office at residing at 35/7, Hamid Munshi Lane, P.O. & P.S.

Rajendra Prasad Jaiswal

4 MAR 2023

4 MAR 2023

Howrah, District-Howrah, Pin -711 101 as true and lawful Attorney for **M/S. MICRO VINIMAY PRIVATE LIMITED** and its name and on its behalf to act, make, perform , execute and exercise all or any of the several acts, deeds, authorizes, matters and things in respect of its said premises mentioned herein that is to say:-

1. To, sell, convey, transfer and sign and execute Deed of sale/Conveyance in respect of Developer's Allocation i.e. 41% of the total constructed area as specified in the sanction plan to be approved by the Kolkata Municipal Corporation of the proposed G+IV storied building and 41% constructed area of the additional floor over the G+IV storied building if constructed upon approved of the Kolkata Municipal Corporation together with proportionate share of the land and common parts, area and facilities in or at the said premises excepting owner's Allocation as per said Registered Development Agreement dated 04.03.2023 Being No. 1367 for the year 2023 in respect of the said premises 31/1A, Nayan Chand Dutta Street, P.S. Burtolla, under Ward No.17, of the Kolkata Municipal Corporation, Kolkata-700 006 or any part thereof or any part or portion of the building to be constructed thereon.
2. To appear and represent and sign and submit and execute admit before Registrar of Assurances, Kolkata and to present for registration and about execution and to acknowledge and register or have registered and perfected all documents deeds instruments and writings including Sale Deed, Deed of Conveyance Boundary

31/03/2023
Rajendra Prasad Das
15/04/2023

Additional Registrar of
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Declaration and corner Splay Gift, Gift signed by the said Attorney on behalf of **M/S. MICRO VINIMAY PRIVATE LIMITED** by virtue of the Power hereby conferred .

3. To negotiate with the intending purchaser/purchasers for selling the said Developer's Allocation in the said premises and to execute and/or enter into an Agreement for Sale in respect of the said Developer's Allocation in the said premises at such price which the said Attorney, in his absolutely discretion , thinks fit and proper.
4. To receive/accept any money in cash or by cheque or draft for selling the flat or flats from the intending purchaser or purchasers and to nominate the intending purchaser or purchasers for selling and execute Deed of Conveyance in his/her/their favour in respect of the flat or flats within Developer's Allocation together with proportionate undivided shares in the land of the said premises and the Sale proceeds are to be received by the Attorney in view of the said registered Development Agreement executed by **M/S. MICRO VINIMAY PRIVATE LIMITED**.
5. To execute conveyance or conveyances in its name and to act and deeds on its behalf, in favour of the intending purchaser or purchasers in respect of the flat or flats from the said Developer's Allocation together with proportionate undivided share of land in the said premises and to present the said conveyance for registration before the competent registering authority.

6. To appear for and on behalf of **M/S. MICRO VINIMAY PRIVATE LIMITED** in officer of the Kolkata Municipal Corporation, Kolkata Metropolitan Development Authority, CESC Ltd. and local or any statutory and all government offices, Registry Office and Police Stations and to apply for and obtain sanctions, permits, license, supply service connection etc. as may be required for the said premises from the respective authorities.
7. To deposit all fees, moneys before the authority concerned in the name and on behalf of **M/S. MICRO VINIMAY PRIVATE LIMITED** for obtaining sanction from the Kolkata Municipal Corporation and to receive the sanctioned building plan on behalf of **M/S. MICRO VINIMAY PRIVATE LIMITED** from the said authority.
8. To appear before the competent authorities and to apply for and obtain temporary or permanent connection of water, electricity, drainage, sewerage, gas and/or power for the said purpose.
9. To supervise, manage, control and conduct all sorts of administration in respect of the said premises and to handle all sorts of official matters, issuing letters, reply to any letter and correspondence arising in course of or in relation to all matters concerned with the said premises, described in the schedule written hereunder.

It is stated that on the basis of the above information received
from the various sources, the following information is furnished
for the information of the Hon'ble Member, Legislative Assembly
of the State of Karnataka, Bangalore.

It is stated that the above information is furnished for the
information of the Hon'ble Member, Legislative Assembly of the
State of Karnataka, Bangalore.

It is stated that the above information is furnished for the
information of the Hon'ble Member, Legislative Assembly of the
State of Karnataka, Bangalore.

Joint Registrar of
Sadda, Sec III, Kolkata
4 Mar 2023

10. To sign and give notice or notices to the tenant and other occupiers or trespassers in the said premises belonging **M/S. MICRO VINIMAY PRIVATE LIMITED** described in the schedule hereunder, to quit and vacate or to repair any damage or to abate any nuisance and to enter into the said premises with a view to inspecting the same or exercising any right vested on **M/S. MICRO VINIMAY PRIVATE LIMITED**.
11. To negotiate with the existing tenant of the schedule mentioned premises either for shifting them during construction of new building or for settlement in terms of conditions to be settled for peaceful carrying out the construction of new building.
12. To appear and represent **M/S. MICRO VINIMAY PRIVATE LIMITED** before all authorities including those under the Kolkata Municipal Corporation, for fixation and/or finalization of annual valuation of the said premises and also appear before the registering authority for clear the title deeds and for that purpose to sign, execute and submit necessary papers and documents and to do all other acts, deeds and things as the said Attorney may deem fit and proper.
13. To file and submit declarations, statements, applications to the competent authority or any other necessary authority or authorities on the matters herein contained.

Additional Registrar of
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14. To instruct the Advocates/ Lawyers for preparing and/or drafting such Deeds, Agreements, Documents and other such papers as may be necessary for the purpose of booking and/or selling the flats from the Developer's Allocation in the said proposed G+IV storied building in or at the said premises.
15. To appear and represent **M/S. MICRO VINIMAY PRIVATE LIMITED** before all courts, civil, criminal, tribunals, judicial, quasi-judicial, Metropolitan Magistrate, Magistrate, Executive Magistrate, Notary Public, Kolkata Municipal Corporation, Registrar of Assurances, Kolkata, in the Hon"ble High Court, Calcutta both original and appellate side or any other Government or private offices or in any local authorities and also in any police station and C.E.S.C. authorities and to act therein and take all steps and action in respect of the said premises and deal with in all manner and sign execute deliver and submit all papers & documents applications objections notices etc. and also to submit and take delivery of and/or explain all documents of the, accounts, clearances, plans including drainage and sewerage, Water Connection, Corner Splay Gift, Gift, Boundary Declarations and Affidavits etc. and to do all acts deeds and things and as may be required or found necessary or expedient by the said Attorney of behalf of **M/S. MICRO VINIMAY PRIVATE LIMITED.**
16. To accept payments in full settlement or to accept part payments when necessary to compromise, withdraw and settle suits and all other proceeding which the attorney may consider just and proper.

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17. To sign declare verify and/or affirm any plaint, written statement, petition, application, petition of claims, objections, consent petition, affidavit, vokatatname, memorandum of appeal or any other document or Court Pager and application of any kind and submit and file the same before any Court or any authority in any proceeding as the occasions shall require and/or as the said Attorney on behalf of **M/S. MICRO VINIMAY PRIVATE LIMITED** may think fit and proper.
18. To appoint any advocate, agent or any other legal practitioner/s by executing Vokatatnama, to file any petition, appeal, suit, etc. in any court of law including in the Hon"ble High Court or in any office of before any authority or in any police station in connection with the said premises.
19. To appear before competent authority/authorities (viz. KIT, KMC, Urban Land Ceiling Authority, Police, Fire Department) for getting necessary approval, recommendation, information, resolution, consent etc. in respect of development of the said premises (for sanction, re-sanction or addition, completion etc.)
20. To settle and compromise all or any suits, proceedings, litigations, disputes and differences concerning or relating to the said premises or any part thereof for such consideration and on such terms and condition as the said Attorney shall think fit and proper and for the

said purpose to sign, execute, affirm all compromise settlement and other papers and documents on behalf of **M/S. MICRO VINIMAY PRIVATE LIMITED.**

21. To settle terms with the tenant and occupants and enter into agreements, if required, in connection with the said premises or any part thereof.
22. To sell, lease, sub-lease and/or transfer the said premises or any part thereof and accept consideration and give valid receipts in that regard on behalf of **M/S. MICRO VINIMAY PRIVATE LIMITED** in respect of the Developer's allocated portion in the newly constructed building.
23. To ask, demand, sue, recover, realize, claim, collect and receive further or other consideration from any existing or new buyers and also any other amounts receivable in respect of the said Developer's Allocation and other saleable spaces to be constructed in the schedule premises or which are or may be due payable or recoverable from any person or persons or authority or authorities by cheque or pay order or demand draft and/or in cash and to grant valid receipts and discharges there from.
24. To obtain refund of stamp duty or repayment of court fees and to apply to any court or office or authority for taking inspection of any document and take copy of the same on payment of proper fees, etc.



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25. To commence, prosecute, enforce, defend, answer and oppose all actions and other legal proceedings and demands touching any of the matters concerning the said premises or any part thereof.
26. To make payment towards the arrear Municipal Tax or any other tax to the Kolkata Municipal Corporation or appropriate authority.
27. To prepare sign and submit building plan or plans and all drawings and specifications and all other papers and documents, declarations, undertakings, amalgamation as would be necessary for obtaining sanction of the said proposed building in respect of the said premises mentioned in the schedule written hereunder before the Kolkata Municipal Corporation in the name of **M/S. MICRO VINIMAY PRIVATE LIMITED** and on behalf of **M/S. MICRO VINIMAY PRIVATE LIMITED** and obtain the sanctioned building plan from the Kolkata Municipal Corporation.
28. To supervise, manage and control the said premises and sign all papers and documents on behalf of **M/S. MICRO VINIMAY PRIVATE LIMITED**.
29. To apply for electric meter, gas, water connection, sewerage and drainage or any connection related to the building work and obtain the same in the name of **M/S. MICRO VINIMAY PRIVATE LIMITED** and on behalf of **M/S. MICRO VINIMAY PRIVATE LIMITED**.

14. The Government of India has decided to grant a concession of 10% in the rate of interest on the loans for the purpose of the construction of the roads and bridges in the State of Madhya Pradesh.

15. The Government of India has decided to grant a concession of 10% in the rate of interest on the loans for the purpose of the construction of the roads and bridges in the State of Madhya Pradesh.

16. The Government of India has decided to grant a concession of 10% in the rate of interest on the loans for the purpose of the construction of the roads and bridges in the State of Madhya Pradesh.

17. The Government of India has decided to grant a concession of 10% in the rate of interest on the loans for the purpose of the construction of the roads and bridges in the State of Madhya Pradesh.

18. The Government of India has decided to grant a concession of 10% in the rate of interest on the loans for the purpose of the construction of the roads and bridges in the State of Madhya Pradesh.

19. The Government of India has decided to grant a concession of 10% in the rate of interest on the loans for the purpose of the construction of the roads and bridges in the State of Madhya Pradesh.

20. The Government of India has decided to grant a concession of 10% in the rate of interest on the loans for the purpose of the construction of the roads and bridges in the State of Madhya Pradesh.

21. The Government of India has decided to grant a concession of 10% in the rate of interest on the loans for the purpose of the construction of the roads and bridges in the State of Madhya Pradesh.

22. The Government of India has decided to grant a concession of 10% in the rate of interest on the loans for the purpose of the construction of the roads and bridges in the State of Madhya Pradesh.

30. To execute and sign all necessary papers and any declaration or any affidavit as the said attorney shall think fit and proper for the proper protection of the said premises.
31. To produce the original as and where required and deliver copies of all the title deeds documents and papers relating to the said premises to the proposed buyers and to answer and comply with all requisitions that may be made out by such intending purchasers/buyers/transferees.
32. To apply for obtaining all clearances, certificates, forms declarations and/or permissions, if so and as may be required, for or in relation to the transfer of the said premises or any part thereof.
33. To raise erect and construct the said proposed G+IV storied building on the said premises upon demolishing the existing one on the said premises more fully mentioned in the schedule hereunder written in terms of the said registered Development Agreement and do all related acts in connection with the said construction.
34. Be it noted that the Development Power of Attorney is being granted in favor of the said Attorney in view of and in compliance with the terms and conditions as mentioned in the Development Agreement dated 04.03.2023 executed by **M/S. MICRO VINIMAY PRIVATE**

Rajendra Prasad Tripathi
22/01/2023

It is noted that the above information is being furnished to the Commission for its information and for its use in the conduct of its business.

The Commission is requested to take such action as it may deem appropriate in the premises.

Very truly yours,
[Signature]



Very truly yours,
[Signature]

LIMITED and registered in the office of the Additional Registrar of Assurances-III, Kolkata, Being No. 1367 for the year 2023.

35. Be it specifically stated that **M/S. MICRO VINIMAY PRIVATE LIMITED** is the absolute Owner of the Land free from all encumbrance and have the right to sell, convey and transfer the right, title interest of the Property by appointing such attorney to do that acts in my name and on our behalf and the **SCHEDULE** mentioned Property is not situated within the Notified Area, Cantonment area, leasehold Property and Thika Tenancy Property and no embargo and/or restriction has been imposed by the local Authority/Competent Authority/Govt. Authority for transferring the Land/Flat in question/no Violation of the **Section 22/A** of Indian Registration Act, 1908 and if restriction prevails, in that event principal will be held responsible for that.

Rajendra Prasad Jaiswal.
25/10/23
BCC
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AND GENERALLY to do all lawful acts and deeds necessary for the above mentioned purpose.

AND M/S. MICRO VINIMAY PRIVATE LIMITED, represented by its Director, **SRI BRIJRATAN MUNDHRA** hereby agree that all acts, deeds and things lawfully done by the said Attorney shall be construed as acts, deeds and things done by **M/S. MICRO VINIMAY PRIVATE LIMITED** and **M/S. MICRO VINIMAY PRIVATE LIMITED** undertakes to ratify and confirm all and whatsoever that the said Attorney shall lawfully do or cause to be done for **M/S. MICRO VINIMAY PRIVATE LIMITED** by virtue of the power hereby given in or about the said premises.

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THE SCHEDULE AS ABOVE REFERRED TO
(The Said Premises)

ALL THAT 69 years old dilapidated two storied brick built dwelling house together with piece and parcel of land thereunto belonging and on part whereof the same is erected and built measuring about 6 (Six) Cottahs 14 (Fourteen) Chittacks 10 (Ten) Sq.ft. be the same a little more or less fully tenanted having total covered area 1500 Sq.ft. of which cemented Ground Floor measuring about 750 Sq.ft. covered area and cemented First Floor covered area measuring about 750 Sq.ft. covered area lying and situate at Premises No. 31/1A, Nayan Chand Dutta Street also known as Nayan Chand Dutt Street, P.S. Burtolla, Kolkata-700 006, being Assessee No.110174000669 under Ward No.17 of the Kolkata Municipal Corporation which is butted and bounded as follows :-

ON THE NORTH

: By common passage

ON THE EAST

: By Nema Bose Lane

ON THE SOUTH

: By Nayan Chand Dutta Street

ON THE WEST

: ByPartly by Premises No. 31/2, Nayan Chand Dutta Street and partly by Premises No.31/4, Nayan Chand Dutta Street.

4 MAR 2023

IN WITNESS WHEREOF I, the EXECUTANT, have hereto set and subscribed my hands and seals on this the 4th day of March, 2023.

SEGNEED, SEALED & DELIVERED at

Kolkata in the presence of :-

Read over, explained and

1) Suraj Senkar
12, Jaddulal Mullick Road
KOL-6

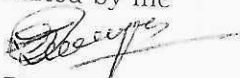
MICRO VINIMAY PVT. LTD

প্রদীপ ঘোষ
Director

2) Tapan Chakrabarti
12/1, Lindsay Street
KOL-87

Accepted by me

Drafted by me



DEBABRATA BANERJEE
ADVOCATE

W.B./1167/1981
Calcutta High Court
12/1, Lindsay Street, Kolkata-700087

ENTERPRISES

Rejoice for a Jaiswal
Proprietor

BY ATTORNEY AT LAW, J. H. HARRINGTON, JR., 100 N. 10th St., New Orleans, La. 70112

NOTED, RECEIVED & DELIVERED TO

RECORDS & COMMUNICATIONS SECTION

NEW ORLEANS, LOUISIANA

RECEIVED NEW ORLEANS

RECEIVED NEW ORLEANS

RECEIVED NEW ORLEANS



Additional Registrar of
Assurances in Kolkata
- 4 MAR 2023

Signature of
the executants/
Presentants



चन्द्रसिंह मेहता

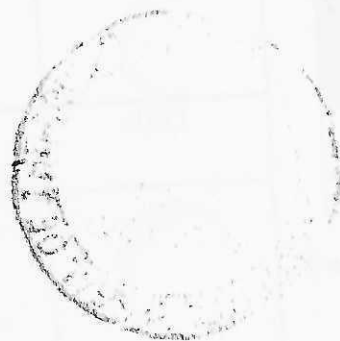
Little	Ring	Middle (Left Hand)	Fore	Thumb
Thumb	Fore	Middle (Right Hand)	Ring	Little



Rajendra Prasad
Jaiswal.

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

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



Additional Registrar of
Assurances III Kolkata

4 MAR 2023

Major Information of the Deed

Deed No :	I-1903-01367/2023	Date of Registration	04/03/2023
Query No / Year	1903-2003417717/2022	Office where deed is registered	
Query Date	03/12/2022 8:10:14 PM	A.R.A. - III KOLKATA, District: Kolkata	
Applicant Name, Address & Other Details	Animesh Mondal 553A, Rabindra Sarani, Thana : Shyampukur, District : Kolkata, WEST BENGAL, PIN - 700003, Mobile No. : 9830465497, Status : Advocate		
Transaction	[0110] Sale, Development Agreement or Construction agreement		
Set Forth value	Additional Transaction [4308] Other than Immovable Property, Agreement [No of Agreement : 2], [4311] Other than Immovable Property, Receipt [Rs : 30,00,000/-]		
Stampduty Paid(SD)	Market Value Rs. 2,38,68,341/-		
Rs. 40,101/- (Article:48(g))	Registration Fee Paid Rs. 30,025/- (Article:E, E, B)		
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :

District: Kolkata, P.S:- Burtola, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Nayan Chand Dutta Street, , Premises No: 31/1A, Ward No: 017 Pin Code : 700006

Sch No	Plot Number	Khatian Number	Land Use Proposed ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	(RS :-)		Bastu	6 Katha 14 Chatak 10 Sq Ft		2,32,60,841/-	Property is on Road
Grand Total :				11.3667Dec	0 /-	232,60,841 /-	

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	1500 Sq Ft.	0/-	6,07,500/-	Structure Type: Structure
Gr. Floor, Area of floor : 750 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 69 Years, Roof Type: Pucca, Extent of Completion: Complete					
Floor No: 1, Area of floor : 750 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 69 Years, Roof Type: Pucca, Extent of Completion: Complete					
Total :		1500 sq ft	0 /-	6,07,500 /-	



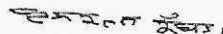


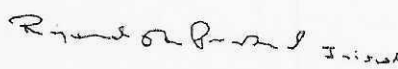
Land Lord Details :



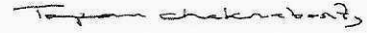
SI No	Name,Address,Photo,Finger print and Signature
1	MICRO VINIMAY PRIVATE LIMITED 12, NOORMAL LOHIA STREET, City:- Kolkata, P.O:- Burrabazar, P.S:-Burrobazar, District:-Kolkata, West Bengal, India, PIN:- 700007 , PAN No.:: AAxxxxxx5N,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative

Developer Details :

SI No	Name,Address,Photo,Finger print and Signature
1	AFCON ENTERPRISE 35/7, Hamid Munshi Lane, City:- Howrah, P.O:- Howrah, P.S:-Howrah, District:-Howrah, West Bengal, India, PIN:- 711101 , PAN No.:: ACxxxxxx2F,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	<div>Name</div> <div>Mr Brijratan Mundhra</div> <div>Son of Mr Liladhar Mundhra</div> <div>Date of Execution - 04/03/2023, , Admitted by: Self, Date of Admission: 04/03/2023, Place of Admission of Execution: Office</div>	<div>Photo</div> <div></div> <div>Mar 4 2023 12:31PM</div>	<div>Finger Print</div> <div></div> <div>LTI 04/03/2023</div>	<div>Signature</div> <div></div> <div>04/03/2023</div>
BE - 15, SAHA PARA, City:- Not Specified, P.O:- DESHBANDHUNAGAR, P.S:-Baguiati, District:-North 24-Parganas, West Bengal, India, PIN:- 700059, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.: Alxxxxxx0A, Aadhaar No: 89xxxxxxxxx2711 Status : Representative, Representative of : MICRO VINIMAY PRIVATE LIMITED (as Director)				
2	<div>Name</div> <div>Mr Rajendra Prasad Jaiswal (Presentant)</div> <div>Son of Mr Ram Jaiswal</div> <div>Date of Execution - 04/03/2023, , Admitted by: Self, Date of Admission: 04/03/2023, Place of Admission of Execution: Office</div>	<div>Photo</div> <div></div> <div>Mar 4 2023 12:32PM</div>	<div>Finger Print</div> <div></div> <div>LTI 04/03/2023</div>	<div>Signature</div> <div></div> <div>04/03/2023</div>
35/7, Hamid Munshi Lane, City:- Howrah, P.O:- Howrah, P.S:-Howrah, District:-Howrah, West Bengal, India, PIN:- 711101, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.: ACxxxxxx2F, Aadhaar No: 41xxxxxxxxx3606 Status : Representative, Representative of : AFCON ENTERPRISE (as Proprietor)				

Name	Photo	Finger Print	Signature
Mr Tapan Chakraborty Son of Late R N Chakraborty 6A, Gopal Bose Lane, City:- Not Specified, P.O:- Sinthi, P.S:- Sinthi, District:-North 24-Parganas, West Bengal, India, PIN:- 700050			
	04/03/2023	04/03/2023	04/03/2023
Identifier Of Mr Brijratan Mundhra, Mr Rajendra Prasad Jaiswal			

Transfer of property for L1		
Sl.No	From	To. with area (Name-Area)
1	MICRO VINIMAY PRIVATE LIMITED	AFCON ENTERPRISE-11.3667 Dec
Transfer of property for S1		
Sl.No	From	To. with area (Name-Area)
1	MICRO VINIMAY PRIVATE LIMITED	AFCON ENTERPRISE-1500.00000000 Sq Ft

On 04-03-2023

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 12:59 hrs on 04-03-2023, at the Office of the A.R.A. - III KOLKATA by Mr Rajendra Prasad Jaiswal ,

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 2,38,68,341/-

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

Execution is admitted on 04-03-2023 by Mr Brijratan Mundhra, Director, MICRO VINIMAY PRIVATE LIMITED, 12, NOORMAL LOHIA STREET, City:- Kolkata, P.O:- Burrabazar, P.S:-Burrobazar, District:-Kolkata, West Bengal, India, PIN:- 700007

Indetified by Mr Tapan Chakraborty, , , Son of Late R N Chakraborty, 6A, Gopal Bose Lane,, P.O: Sinthee, Thana: Sinthi, , North 24-Parganas, WEST BENGAL, India, PIN - 700050, by caste Hindu, by profession Service

Execution is admitted on 04-03-2023 by Mr Rajendra Prasad Jaiswal, Proprietor, AFCON ENTERPRISE, 35/7, Hamid Munshi Lane, City:- Howrah, P.O:- Howrah, P.S:-Howrah, District:-Howrah, West Bengal, India, PIN:- 711101

Indetified by Mr Tapan Chakraborty, , , Son of Late R N Chakraborty, 6A, Gopal Bose Lane,, P.O: Sinthee, Thana: Sinthi, , North 24-Parganas, WEST BENGAL, India, PIN - 700050, by caste Hindu, by profession Service

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 11.00/- (E = Rs 7.00/- ,M(b) = Rs 4.00/-) and Registration Fees paid by Cash Rs 11.00/-

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 50/- and Stamp Duty paid by Stamp Rs 100.00/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 243977, Amount: Rs.100.00/-, Date of Purchase: 16/12/2022, Vendor name: G C Saha



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

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1903-2023, Page from 55416 to 55437
being No 190301374 for the year 2023.



[Handwritten signature]

Digitally signed by Samar kumar
pramanick
Date: 2023.03.10 17:25:10 -05:00
Reason: Digital Signing of Deed.

(Samar Kumar Pramanick) 2023/03/10 05:25:10 PM
ADDITIONAL REGISTRAR OF ASSURANCE
OFFICE OF THE A.R.A. - III KOLKATA
West Bengal.

(This document is digitally signed.)
