

8413/18

IV

5455/18

# भारतीय और न्यायिक

पंचायतीय

पंचायतीय

₹.50

भारत

FIFTY  
RUPPEES

Rs.50

INDIA

INDIA NON JUDICIAL

পশ্চিমবঙ্গ পশ্চিম বঙ্গ WEST BENGAL

A.R.A.  
III

W 568753

Case No. 1572/18

Certified that the Document is admitted in  
Registration. The Signature Sheet and the  
endorsement sheets attached to this document  
are the part of this Document.

Additional Registrar  
of Assurances-III, Kolkata

Additional Registrar of  
Assurances-III, Kolkata

Power of Attorney 30 AUG 2018

THIS POWER OF ATTORNEY made this 29<sup>th</sup> day of

August Two Thousand Eighteen

10/2/18  
10/2/18  
10/2/18

002827

Sl. No. .... Sold to ..... SANCHARI CHAKROBORTY

Advocate

Address ..... 8/1, K. S. Roy Road

Kol-700001

A. K. Maity

Licensed Stamp Vendor

10, Old Post Office Street

Kolkata - 700001

Rs. 50/- (Rupees Fifty) only

Issue Date: ..... 1 APR 2018 ..... Sign ..... *[Signature]*



*[Signature]*  
Additional Registrar of  
Assurances III, Kolkata

29 AUG 2019

Samanta Adhikari  
D/o Maheswar Adhikari  
854 Rajdanga Main  
Road, Kol - 700107  
S - Kasba  
O - EKTP

1. **SMT. BINA SHUKLA**, wife of the Late Ram Biswas Shukla, aged about 76 years, having her PAN-EZRPS8130M, Mobile No. (91+ 8017963241), by Faith Hindu, by Occupation House Wife, Nationality Indian, residing at 160, Mahatma Gandhi Road, 3<sup>rd</sup> Floor, P.S.& P.O. – Burrabazar, Kolkata – 700007;
2. **SRI RAHUL SHUKLA**, son of Shri Kaushal Shukla, aged about 37 years, having his PAN-BAMPS1335K, Mobile No. (91+ 8697539111), by Faith Hindu, by Occupation-Business, Nationality Indian, residing at 160, Mahatma Gandhi Road, 3<sup>rd</sup> Floor, P.S.& P.O. – Burrabazar, Kolkata – 700007 and
3. **SHRI VINAYAK SHUKLA**, son of Shri Kamal Kishore Shukla aged about 22 years, having his PAN-GCMPS7771C, Mobile No. (91+ 9836900861), by Faith Hindu, by Occupation-Business, Nationality Indian, residing at 160, Mahatma Gandhi Road, 3<sup>rd</sup> Floor, P.S.& P.O. – Burrabazar, Kolkata – 700007 and also at 214 Roopjyoti Apartment, S.K. Deb Road, Lake Town, P.S.& P.O. – Lake Town, Kolkata – 700089 hereinafter severally and jointly referred to as the OWNERS/EXECUTANTS (which term or expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include their respective heirs, executors, administrators, legal representatives and assigns) **IN FAVOUR OF REGAL REALTY PRIVATE LIMITED**, (CIN: U45400WB2013PTC195572) (PAN AAGCR5603P) a Private Limited Company, incorporated under the appropriate provisions of the Companies Act, 1956 and an existing company under the Companies Act, 2013, having its registered office at 191, Chittaranjan Avenue, 4<sup>th</sup> Floor, P.S. & P.O. – Burrabazar, Pin Code 700007, represented through **MR. AAYUSH RUNGTA**, (PAN Rueng2a AFHPR2833J) (PHONE : 9831801204) being one of the

Directors as their true and lawful Attorney to act do and perform the following acts, deeds, matters and things ,hereinafter referred to as the "**ATTORNEY**" (which expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include his heirs, executors, administrators, legal representatives and assigns).

**W H E R E A S:-**

AND WHEREAS the executant is suffering from ailing health it has become impossible for the executants to travel to Kolkata for executing the aforesaid sale.

AND WHEREAS the Executant is thus desirous of appointing, nominating and constituting the said ATTORNEY being to do the following acts, deeds, matters and things in respect of the said Properties as morefully and particularly mentioned in the said First written hereunder below in her name and on her behalf and in her place and stead

**NOW KNOW YE ALL AND THESE PRESENTS WITNESSETH** that We, the said SMT. BINA SHUKLA, SRI RAHUL SHUKLA and SHRI VINAYAK SHUKLA do hereby nominate, constitute and appoint the said **REGAL REALTY PRIVATE LIMITED**, to be our true and lawful Attorney to act, do and perform the following acts, deeds, matters and things that is to say: -

1. To negotiate with the intending purchaser or purchasers as the case may be for the sale of the aforesaid properties as mentioned in the First Schedule hereunder mentioned.
2. In our name or on our behalf to sign and execute any contracts, agreements, conveyances, assignments, transfer, leases, deeds and

instruments whatsoever in respect of all the said properties as mentioned in the First scheduled herein below and to present the same before the appropriate registering authority for registration and to admit execution thereof.

3. To appear and represent on our behalf before any Notary, Registrar of Assurances, District Registrar, Sub-Registrar of Assurances, Metropolitan Magistrate and other Officer or Officers or authority or Authorities having jurisdiction and to present for registration and to acknowledge and register or have registered and perfected all deeds, instruments and writings executed and signed by the said Attorney in any manner concerning the said properties as mentioned in the First scheduled herein below.
4. To deliver possession of all or any part or portion of the said properties as mentioned in the First scheduled herein below to the intending purchaser or purchasers as the case may be and as the said Attorney may deem fit and proper.
5. To sign execute and submit all plans, documents, statements, papers, undertakings, declarations and plans as may be required for having the plan sanctioned and/or the sanctioned plans modified and/or altered by the Calcutta Municipal Corporation for the said properties as mentioned in the First scheduled herein below.
6. To receive consideration or other moneys and to give valid and effectual receipts for the same on our behalf with respect to the said properties as mentioned in the First scheduled herein below.

7. To write letters, make correspondence and sign all applications and papers on our behalf with respect to the said properties as mentioned in the First scheduled herein below.

8. To obtain delivery of any paper or document from any authority or body or institution on our behalf and grant receipts therefor with respect to the said properties as mentioned in the First and Second scheduled herein below.

9. All sale proceeds shall be deposited in the respect of the Owners Bank Account.

10. This Power of Attorney is revocable in nature.

11. ~~To be noted that the Power of Attorney is granted~~  
~~Said Attorney~~ without any consideration and no interest or right of the said Attorney is created on the Said Property which is the subject matter of this Power Of Attorney and that further the Said Attorney shall not hereby obtain or have power to make any construction ,development work of the Said Property.

AND GENERALLY to do such other acts deeds matters and things relating to or concerning the said properties and to sign all letters correspondence and other documents and to execute and perform any other act deed matter or thing which are to be done executed or performed or which in the opinion of our said attorney ought to be done, executed or performed in connection with or in relation to the sale of the said properties and effectually to all intents and purposes as we being the Joint Owner (herself) would do if personally present AND ALL and whatsoever our said

Attorney shall lawfully do or cause to be done in, or about the said properties as I as being one of the joint Owner would do hereby for myself.

AND I do hereby agree to ratify and confirm all the whatsoever acts, which our said Attorney do or cause to be done by virtue of these presents and the same shall be binding upon us to the said extend and in the same manner as if the same are done by us and personally present.

**THE SCHEDULE ABOVE REFERRED TO**

All That the entire land comprising of Lot "B" 97A/2 Muktaram Babu Street comprising of (1 cottahs 1 chittacks 17 sq.ft.) together with partly one storied and partly asbestos roofed two storied building together with asbestos and RTR roof structures thereon, Police Station- Jorasanko (now known as Girish Park), Ward No. 41 of Kolkata Municipal Corporation under Borough no. V, Kolkata 700 007 as delineated in the map annexed hereto and butted and bounded with:

On the North	:	By the premises no 12 & 13 Pratap Ghosh Lane
On the East	:	By the premises no 97A/1, Chittaranjan Avenue
On the South	:	By the premises no 181, Chittaranjan Avenue
On the West	:	By the premises no 77 & 69 Mukta Ram Babu street;

IN WITNESS WHEREOF we, said SMT. BINA SHUKLA, SRI RAHUL SHUKLA and SHRI VINAYAK SHUKLA, the said Owners/Executants have hereunto set and subscribed our respective hands and seals on the day, month and year first above written.

SIGNED, SEALED AND  
DELIVERED at Kolkata in  
the presence of:

21/1/2011

BINA SHUKLA

Rahul Shukla  
RAHUL SHUKLA

Vinayak Shukla  
VINAYAK SHUKLA

**Witness:**

1. Kamal Bhattacharya  
141/A, Mukti Gram Kharu  
Ex- 617

2. Kishna Murari Tonder,  
91/A, R. N. S. Lane  
Kali-7

Drafted by:  
S. Chakraborty  
Sanchari Chakraborty  
Advocate

Enrolment No. F/1511/1233 of 2009

H.C. 601

For Regal Realty Pvt. Ltd.

Deependra Singh  
Director

(REGAL REALTY  
PRIVATE LIMITED)

Readover and explained in Hindi  
by me to the contents of the  
document to Bina Shukla.



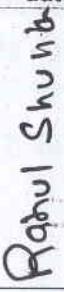
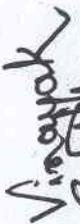
Government of West Bengal

Department of Finance (Revenue) , Directorate of Registration and Stamp Revenue

OFFICE OF THE A.R.A. - III KOLKATA, District Name :Kolkata

Signature / LTI Sheet of Query No/Year 19031000241330/2018

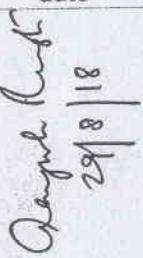
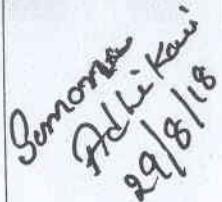
I. Signature of the Person(s) admitting the Execution at Private Residence.

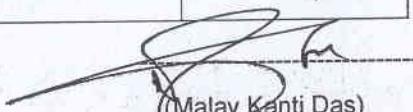
SI No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
1	Smt Bina Shukla 160, Mahatma Gandhi Road, P.O:- Burrobazar, P.S:- Burrobazar, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700007	Principal		3641	 24/8/18
2	Shri Rahul Shukla 160, Mahatma Gandhi Road, P.O:- Burrobazar, P.S:- Burrobazar, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700007	Principal		3642	 25/8/18
3	Shri Vinayak Shukla 160, Mahatma Gandhi Road, P.O:- Burrobazar, P.S:- Burrobazar, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700007	Principal		3643	 28/8/18

Additional Registrar of  
Assurances III Kolkata

29 AUG 2018

I. Signature of the Person(s) admitting the Execution at Private Residence.

SI No.	Name of the Executant	Category		Finger Print 3640	Signature with date
4	Mr Aayush Rungta 191, Chittranjan Avenue, P.O.- Burrobazar, P.S.- Burrobazar, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700007	Representative of Attorney [REGAL REALTY PRIVATE LIMITED]			 29/8/18
SI No.	Name and Address of identifier		Identifier of		Signature with date
1	Somona Adhikari Daugther of Mr Maheshwar Adhikari 854, Rajdanga Main Road, P.O:- E K T P, P.S:- Kasba, Kolkata, District:-South 24-Parganas, West Bengal, India, PIN - 700107		Smt Bina Shukla, Shri Rahul Shukla, Shri Vinayak Shukla, Mr Aayush Rungta		 29/8/18



(Malay Kanti Das)

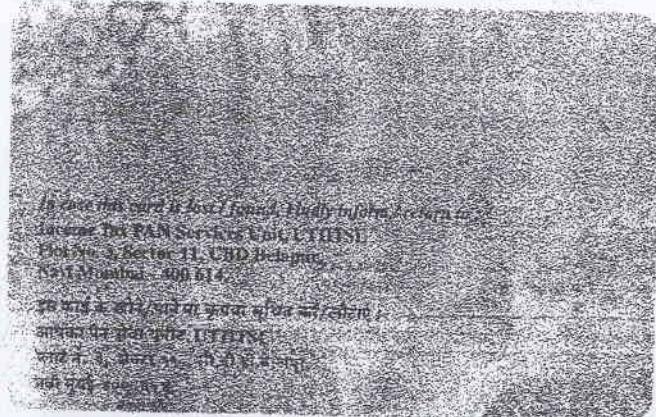
ADDITIONAL REGISTRAR OF  
ASSURANCEES KOLKATA  
OFFICE OF THE A.R.A. -

KOLKATA  
29/8/18  
Kolkata, West Bengal





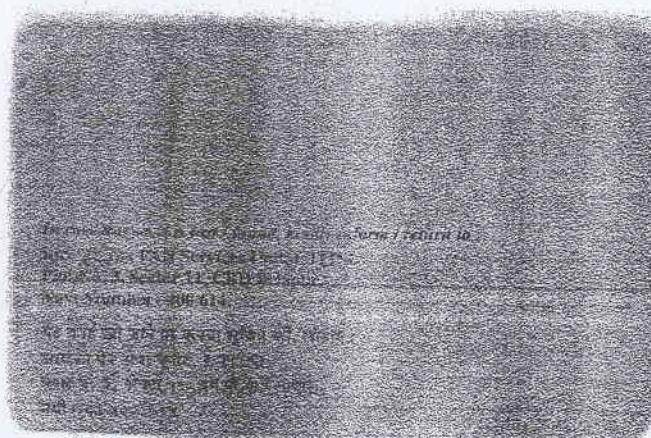
बोनारुमल



बोनारुमल



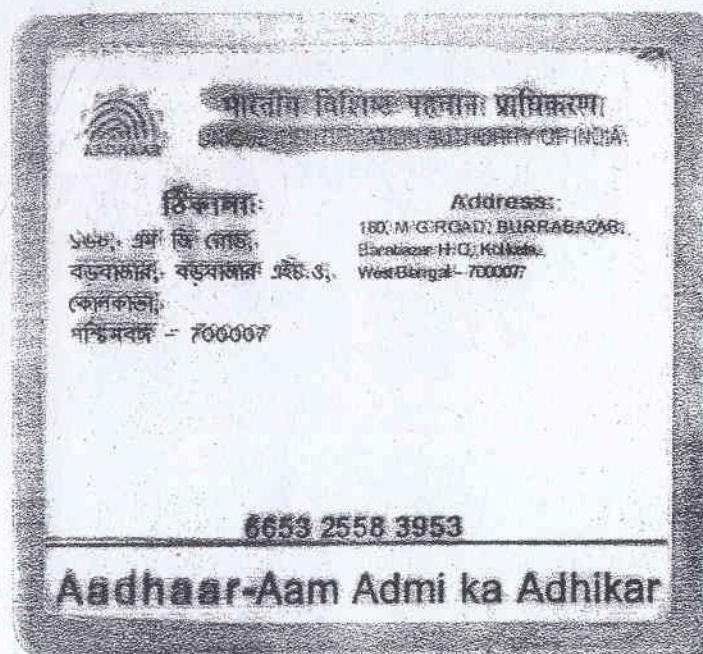
Rahul Shukla



Rahul Shukla



Rahvi Shukla



Rahvi Shukla



Vinayak Shukla



Vinayak Shukla



## भारतीय विशिष्ट पहचान प्राप्तिकरण

भारत सरकार

Unique Identification Authority of India  
Government of India

Enrollment No.: 1325/13521/65535

To  
Vinayak Shukla  
S/O: Kamal Kishore Shukla  
2nd Floor 160 Mahatma Gandhi Road  
Barabazar  
Barabazar  
Circus Avenue Kolkata  
West Bengal 700007  
9836900861

06/07/2017  
53365183

MD533651833FH



आपका क्रमांक / Your Aadhaar No. :

**7913 2974 5167**

मेरा जीवन, मेरी पहचान



भारत सरकार  
Government of India



Vinayak Shukla  
DOB : 02/11/1995  
Male



**7913 2974 5167**

मेरा जीवन, मेरी पहचान

**सूचना**

- आधार पहचान का प्रमाण है, नागरिकता का नहीं।
- पहचान का प्रमाण ऑनलाइन प्रमाणीकरण द्वारा प्राप्त करें।

### INFORMATION

- Aadhaar is proof of identity, not of citizenship .
- To establish identity, authenticate online .

- आधार देश भर में मान्य है।
- आधार भविष्य में सरकारी और गैर-सरकारी सेवाओं का लाभ उठाने में उपयोगी होगा।
- Aadhaar is valid throughout the country .
- Aadhaar will be helpful in availing Government and Non-Government services in future .

भारतीय विशिष्ट पहचान प्राप्तिकरण  
Unique Identification Authority of India

#### Address:

S/O: Kamal Kishore Shukla, 2nd Floor, 160 Mahatma Gandhi Road, Barabazar, Kolkata, Barabazar, West Bengal, 700007

**7913 2974 5167**



1947



help@uidai.gov.in



www.uidai.gov.in

Vinayak Shukla  
g.

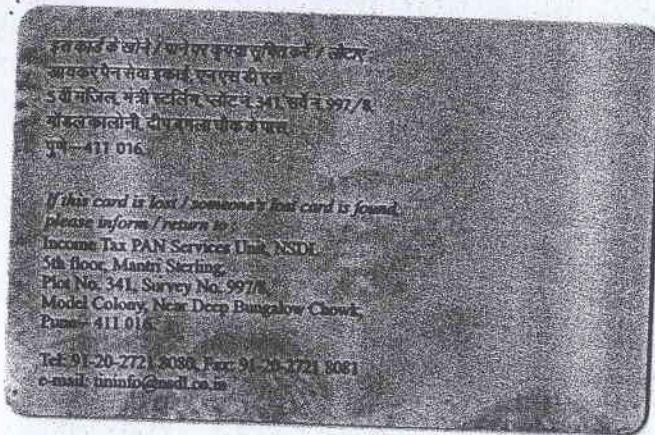


Aayush Rungta



For Regal Realty Pvt. Ltd.

*Angush Rathi*  
Director





भारत सरकार

GOVERNMENT OF INDIA



आयुष रंगता

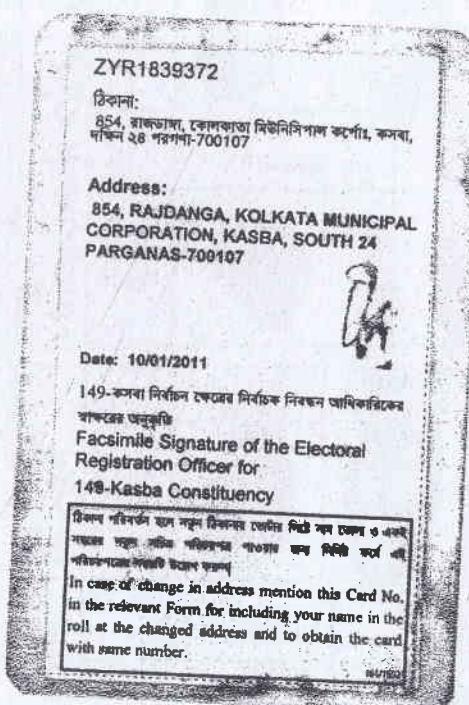
Aayush Rungta  
जन्मतारिख/ DOB: 28/08/1982  
पुरुष / MALE



5309 2055 0670

आधार-साधारण मानवर अधिकार

Aayush Rungta



**SPECIMEN FORM FOR TEN FINGERPRINTS**



		LITTLE FINGER	RING FINGER	MIDDLE FINGER	FORE FINGER	THUMB
Left Hand						

	THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
Right Hand					



	LITTLE FINGER	RING FINGER	MIDDLE FINGER	FORE FINGER	THUMB
Left Hand					

	THUMB	FORE FINGER	MIDDLE FINGER	FORE FINGER	THUMB
Right Hand					



	LITTLE FINGER	RING FINGER	MIDDLE FINGER	FORE FINGER	THUMB
Left Hand					

	THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
Right Hand					



	LITTLE FINGER	RING FINGER	MIDDLE FINGER	FORE FINGER	THUMB
Left Hand					

	THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
Right Hand					

#####
DATED THIS \_\_\_\_ DAY \_\_\_\_ 2018
#####
#

F R O M

SMT. BINA SHUKLA, SRI RAHUL  
SHUKLA and SHRI VINAYAK  
SHUKLA.

T O

REGAL REALTY PRIVATE  
LIMITED

POWER OF ATTORNEY

SANCHARI CHAKROBORTY,  
ADVOCATE,  
OLISHA HOUSE  
4, GOVT. PLACE (NORTH)  
FOURTH FLOOR, ROOM NO. 4J  
KOLKATA-700 0011

### Major Information of the Deed

Deed No :	IV-1903-05455/2018	Date of Registration	30/08/2018		
Query No / Year	1903-1000241330/2018	Office where deed is registered			
Query Date	29/08/2018 12:20:08 PM	A.R.A. - III KOLKATA, District: Kolkata			
Applicant Name, Address & Other Details	Somona Adhikary High Court, Thana : Hare Street, District : Kolkata, WEST BENGAL, PIN - 700001, Mobile No. : 8017142146, Status : Advocate				
Transaction	Additional Transaction				
[4002] Power of Attorney, General Power of Attorney					
Set Forth value	Market Value				
Stampduty Paid(SD)	Registration Fee Paid				
Rs. 50/- (Article:48(d))	Rs. 7/- (Article:E)				
Remarks					

### Principal Details :

SI No	Name,Address,Photo,Finger print and Signature
1	<b>Smt Bina Shukla</b> Wife of Late Ram Biswas Shukla 160, Mahatma Gandhi Road, P.O:- Burrobazar, P.S:- Burrobazar, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700007 Sex: Female, By Caste: Hindu, Occupation: Others, Citizen of: India, PAN No.: EZRPS8130M, Status :Individual, Executed by: Self, Date of Execution: 29/08/2018 , Admitted by: Self, Date of Admission: 29/08/2018 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 29/08/2018 , Admitted by: Self, Date of Admission: 29/08/2018 ,Place : Pvt. Residence
2	<b>Shri Rahul Shukla</b> Son of Shri Kaushil Shukla 160, Mahatma Gandhi Road, P.O:- Burrobazar, P.S:- Burrobazar, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700007 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.: BAMPSS1335K, Status :Individual, Executed by: Self, Date of Execution: 29/08/2018 , Admitted by: Self, Date of Admission: 29/08/2018 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 29/08/2018 , Admitted by: Self, Date of Admission: 29/08/2018 ,Place : Pvt. Residence
3	<b>Shri Vinayak Shukla</b> Son of Shri Kamal Kishore Shukla 160, Mahatma Gandhi Road, P.O:- Burrobazar, P.S:- Burrobazar, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700007 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.: GCMPS7771C, Status :Individual, Executed by: Self, Date of Execution: 29/08/2018 , Admitted by: Self, Date of Admission: 29/08/2018 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 29/08/2018 , Admitted by: Self, Date of Admission: 29/08/2018 ,Place : Pvt. Residence

### Attorney Details :

SI No	Name,Address,Photo,Finger print and Signature
1	<b>REGAL REALTY PRIVATE LIMITED</b> 191, Chittranjan Avenue, P.O:- Burrobazar, P.S:- Burrobazar, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700007 Status :Organization, Executed by: Representative

**Representative Details :**

	Name,Address,Photo,Finger print and Signature
1	<b>Mr Aayush Rungta (Presentant )</b> Son of Mr Ashok Kumar Rungta 191, Chittranjan Avenue, P.O:- Burrobazar, P.S:- Burrobazar, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700007, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.: AFHPR2833J Status : Representative, Representative of : REGAL REALTY PRIVATE LIMITED (as director)

**Identifier Details :**

Name & address	
Somona Adhikari Daugther of Mr Maheshwar Adhikari 854, Rajdanga Main Road, P.O:- E K T P, P.S:- Kasba, Kolkata, District:-South 24-Parganas, West Bengal, India, PIN - 700107, Sex: Female, By Caste: Hindu, Occupation: Service, Citizen of: India, , Identifier Of Smt Bina Shukla, Shri Rahul Shukla, Shri Vinayak Shukla, Mr Aayush Rungta	

**Endorsement For Deed Number : IV - 190305455 / 2018****On 29-08-2018****Presentation(Under Section 52 & Rule 22A(3) 46(1),W.B. Registration Rules,1962)**

Presented for registration at 17:30 hrs on 29-08-2018, at the Private residence by Mr Aayush Rungta ,.

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

Execution is admitted on 29/08/2018 by 1. Smt Bina Shukla, Wife of Late Ram Biswas Shukla, 160, Mahatma Gandhi Road, P.O: Burrobazar, Thana: Burrobazar, , City/Town: KOLKATA, Kolkata, WEST BENGAL, India, PIN - 700007, by caste Hindu, by Profession Others, 2. Shri Rahul Shukla, Son of Shri Kaushil Shukla, 160, Mahatma Gandhi Road, P.O: Burrobazar, Thana: Burrobazar, , City/Town: KOLKATA, Kolkata, WEST BENGAL, India, PIN - 700007, by caste Hindu, by Profession Business, 3. Shri Vinayak Shukla, Son of Shri Kamal Kishore Shukla, 160, Mahatma Gandhi Road, P.O: Burrobazar, Thana: Burrobazar, , City/Town: KOLKATA, Kolkata, WEST BENGAL, India, PIN - 700007, by caste Hindu, by Profession Business

Identified by Somona Adhikari, , Daughter of Mr Maheshwar Adhikari, 854, Rajdanga Main Road, P.O: E K T P, Thana: Kasba, , City/Town: KOLKATA, South 24-Parganas, WEST BENGAL, India, PIN - 700107, by caste Hindu, by profession Service

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

Execution is admitted on 29-08-2018 by Mr Aayush Rungta, director, REGAL REALTY PRIVATE LIMITED, 191, Chittranjan Avenue, P.O:- Burrobazar, P.S:- Burrobazar, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700007

Major Information of the Deed :- IV-1903-05455/2018-30/08/2018



Malay Kanti Das  
ADDITIONAL REGISTRAR OF ASSURANCE  
OFFICE OF THE A.R.A. - III KOLKATA

Kolkata, West Bengal

On 30-08-2018

**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 (d) of Indian Stamp Act 1899.

**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 002827, Amount: Rs.50/-, Date of Purchase: 04/04/2018, Vendor name: A K Maity



Malay Kanti Das  
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 - IV

Volume number 1903-2018, Page from 155000 to 155027

being No 190305455 for the year 2018.



Digitally signed by MALAY KANTI DAS  
Date: 2018.09.01 14:12:33 +05:30  
Reason: Digital Signing of Deed.

2011

**(Malay Kanti Das) 9/1/2018 2:11:49 PM**  
**ADDITIONAL REGISTRAR OF ASSURANCE**  
**OFFICE OF THE A.R.A. - III KOLKATA**  
**West Bengal.**

(This document is digitally signed.)