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পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

12-03
03/05/23

Additional Registrar of Assurances-II
Kolkata

Conduct that the document is admitted to
Registration. The undersigned is the agent and the
endorsements made on the document
are the personal of the undersigned.
Additional Registrar
of Assurances II Kolkata

21117683123

APR
II

AH 520391

3 MAY 2023

POWER OF ATTORNEY

THIS POWER OF ATTORNEY made this 3rd day of May, Two Thousand Twenty Three (2023)

5191

24 APR 2023

SOLD TO..... H. M. MISHRA
ADDRESS..... M. K. Roy Chowdhury & Co.,
RS..... 24 APR 2023 7, Old Post Office Street,
KOLKATA-700 001
M. K. Roy Chowdhury & Co.,
2nd Floor, Adyam No. 37,
KOLKATA-700 001

CODE NO. (1067)
LICENCED NO.
20 & 20A / 1973

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

24 APR 2023



BY

TO ALL TO WHOM these presents shall come (1) **SMT. SHASHI SHUKLA**, (PAN NO. BDGPS0384D) (AADHAAR No. 6808 9494 0610) wife of Late Kamal Kishore Shukla, by faith Hindu by Occupation Business, Nationality Indian residing at 160, Mahatma Gandhi Road, 2nd Floor, P.S. & P.O. Burrabazar, Kolkata-700007 (2) **SRI VINAYAK SHUKLA**, (PAN NO.GCMPS7771C) (AADHAAR No. 7913 2974 5167) son of late Kamal Kishore Shukla, by faith Hindu by Occupation Business, Nationality Indian residing at 160, Mahatma Gandhi Road, 2nd Floor, P.S. & P.O. Burrabazar, Kolkata-700007 (3) **ROSHNI SHUKLA (PAN NO. DHTPS8614B)**(AADHAAR No. 7039 8170 1214) daughter of late Kamal Kishore Shukla, by faith Hindu by Occupation Business, Nationality Indian residing at 160, Mahatma Gandhi Road, 2nd Floor, P.S. & P.O. Burrabazar, Kolkata-700007 (4) **RIYA SHUKLA (PAN NO. DEEPS6962C)**(AADHAAR No. 6692 0770 7767) daughter of late Kamal Kishore Shukla, by faith Hindu by Occupation Business, Nationality Indian residing at 160, Mahatma Gandhi Road, 2nd Floor, P.S. & P.O. Burrabazar, Kolkata-700007 hereinafter jointly referred to as the '**PRINCIPALS SEND GREETINGS**

WHEREAS by virtue of various registered sale deeds, gift deeds, declarations, as more fully and particularly mentioned in the Registered Development Agreement dated 26th July, 2017 registered at the office of the Additional Registrar of Assurances-II, Kolkata and registered in Book No. I, Volume No. 1902-2017, Pages 79128 to 79195 being No.190202376 for the year 2017, Smt. Bina Shukla, Smt. Rekha Bajpai, Shri Kaushal Shukla, Kamal Kishore Shukla since deceased (father of

the Principal), Rahul Shukla, Sri Vinayak Shukla became joint Owners in respect of **ALL THAT** partly one-storied and partly Asbestos roofed two storied building together with 8(eight) cottahs 12(twelve) Chittacks and 38(Thirty eight) sq.ft. of land more or less situate and lying at being premises No. 97A/1 and part 97A/2, Muktaram Babu Street, Police Station Jorasanko (now known as Girish Park), Post Office-Burabazar, Ward no.41 of the Kolkata Municipal Corporation under Borough No.V, Kolkata-700 007 as morefully and particularly described in the **LOT "A"** of the **FIRST** Schedule written hereunder and butted and bounded with

On the North : By premises No.12 & 13 Pratap Ghosh Lane

On the South : By the premises No.177A, Chittaranjan Avenue;

On the East : By the premises No.181, Chittaranjan Avenue;

On the West: By the premises No.77 & 69 Muktaram Babu Street.

A N D

ALL THAT the entire land comprising of Lot "A" containing an area of 7 Cottahs 4 Chittaks and 41 sq.ft. together with partly one storied and partly Asbestos roofed two storied building and Lot "B" containing an area of 1 Cottah 1 Chittak 17 sq.ft. equivalent to 72.649 sq.mtr (782 sq.ft.) together with Asebestos and RTR roof structures thereon admeasuring a total area of 8 Cottahs, 6 Chittacks 13 sq.ft. more or less, lying situate at and being premises No.97/A/2 , Muktaram Babu Street Police Station Jorasanko (now known as Girish Park), Ward no.41 of the Kolkata Municipal Corporation under Borough No.V, Kolkata - 700007 as delineated in the map annexed hereto and morefully and

particularly described in the LOT "B" of the schedule written hereunder and butted and bounded with

On the North : By the premises No.12& 13 Pratap Ghosh Lane;

On the South : By the premises No.177A, Chittaranjan Avenue;

On the East : by the premises No.181, Chittaranjan Avenue;

On the West : By the premises No.77 & 69 Muktaram Babu Street.

and said Lot 'A' and Lot 'B' and hereinafter collectively referred to as the '**said premises**'.

AND WHEREAS the said Owners duly seized and possessed of and/or otherwise well and sufficiently entitled to in respect of the said premises free from all encumbrances, attachments, liens, lispendanse in any manner whatsoever.

AND WHEREAS the said Owners jointly have decided to develop the said premises through a suitable Developer accordingly made an offered to the develop herein for the purpose of develop of the said premises in joint venture develop in nature.

AND WHEREAS in the said premises the numbers of tenants, occupiers, trespassers were occupant in respect of portion of the said premises.

AND WHEREAS the said Owners jointly have approached to the Developer to develop the said premises in the ratio of 55 : 45 being 55% of the total construction area of the new building to be constructed over and upon the said premises will be entitled by the developer and remaining 45% of the total construction of the said new building to be constructed will be entitled by the Owner.

AND WHEREAS the said Owners have agreed and take sole responsible to negotiate with the said various occupiers, tenants trespassers for the purpose of vacating their respective area to enable to construct the multi stories building as per the building sanction plan to be obtained from the Kolkata Municipal Corporation. The Owners have also agreed that owner shall relocate to the said tenant, occupier, trespassers in the new building to be constructed out of their allocations of 45% of the total construction area in the said premises.

AND WHEREAS apart from the said basic terms for develop of the said premises, there are other terms and conditions have agreed upon by and between the parties for the purpose of construction and/or develop of the said new building upon demolishing the existing structure in the said premises.

AND WHEREAS by an development agreement dated 26th July, 2017 made between Smt. Bina Shukla, Smt. Rekha Bajpai, Shri Kaushal

Shukla, Kamal Kishore Shukla since deceased (father of the Principal), Rahul Shukla, Sri Vinayak Shukla jointly referred therein as the Owners and the Developer herein duly referred therein as Developer and registered at the office of the Additional Registrar of Assurances-II , Kolkata Vide Book No. I Volume No.1902-2017 pages from 79128 to 79195 being No. 190202376 for the year 2017, the parties have agreed to develop the said premises with the terms and conditions as stipulated in the development Agreement including the terms of the ratio of allocations between the parties as 55% by developer and 45% by the Owner.

AND WHEREAS it is pertinent to note that in the said development agreement the name of the Company of the Developer has wrongly mentioned as "M/S. REGAL REALTY PRIVATE LIMITED" instead of Correct name "REGAL REALTY PRIVATE LIMITED" and as such parties were required to execute and registered the Deed of Declaration for correcting the said name of the Company.

AND WHEREAS along with the said Development Agreement dated 26th July, 2017, the said Owners jointly have also had executed the development Power of Attorney empowering the said Developer for the purpose of all respect in order to develop the said premises and also empowering to sale, transfer, convey in respect of Developer's

allocation, equipment to 55% of the total construction in the said new building to any intending purchaser/purchasers together with the proportionate share of land and common rights of the said premises and to execute necessary deeds of conveyance and to present before the present registry office for admission of and/or completion of the said registration of the said deed of conveyance in favour of the intending Purchaser.

AND WHEREAS in the said Power of Attorney also the name of the Company being the Developer was wrongly mentioned as " REGAL REALITY PRIVATE LIMITED" instead of Correct name "REGAL REALTY PRIVATE LIMITED" as such the parties were also required to execute and registrar the fresh development Power Attorney.

AND WHEREAS subsequently by a Deed of Declaration dated 29th August, 2018 made between Smt. Bina Shukla, Smt. Rekha Bajpai, Shri Kaushal Shukla, Kamal Kishore Shukla since deceased, (father of the Principal) Rahul Shukla, Sri Vinayak Shukla the Owner and the Developer herein referred therein as Developer and Registrar at the office of the Additional Registrar of Assurances-II, Vide Book No.1 Volume No. 1902-2018 pages 115851 to 115886 being No. 190203274 for the year 2018 and thereby the said mistake in the name of the Developer's Company name duly been rectified also with the other

mistake also were appeared were appearing in the said development agreement dated 26th July, 2017.

AND WHEREAS a fresh development Power of Attorney have duly been executed on 29th August, 2018 made between Smt. Bina Shukla, Smt. Rekha Bajpai, Shri Kaushal Shukla, Kamal Kishore Shukla since deceased, (father of the Principals) Rahul Shukla, Sri Vinayak Shukla referred therein as the owner "REGAL REALTY PRIVATE LIMITED" developer thereby the said owner has appointed the constituted Attorney to the Developer "REGAL REALTY PRIVATE LIMITED" for the purpose of construction of the said new building in the said premises and to sale, transfer, convey the Developer's allocations of 55% of the total constructed area as mentioned in the said Development Agreement.

AND WHEREAS the Developers have duly submitted the proposed sanction plan for sanction the building plan for construction of the said premises being Lot 'A' and Lot 'B' and the Kolkata Municipal Corporation has duly been sanctioned the building sanction plan for construction of the said building as follows :

- i) In respect of being premises No. 97A/1 Muktaram Babu Street, Police Station Jorasanko (now known as Girish Park),

Post Office-Burabazar, Ward no.41 of the Kolkata Municipal Corporation under Borough No.V, Kolkata-700 007

Sanctioned UR 142 of Kolkata Municipal Corporation Building Rule 2009.

Building Permit No. 202005000 dated 26.06.2020

Total proposed cover area 14878 sq.ft.

ii) In respect of being premises No. 97A/2 Muktaram Babu Street, Police Station Jorasanko (now known as Girish Park), Post Office-Burabazar, Ward no.41 of the Kolkata Municipal Corporation under Borough No.V, Kolkata-700 007

Section U/R 3(2)© of Kolkata Municipal Corporation Building Rule 2009 and U/S 410 of the Kolkata Municipal Corporation Building Act, 1980 Ground Floor 465 sq.ft. covered area 1st Floor 346 sq.ft. covered area .

Total in respect of being premises No. 97A/2, Muktaram Babu Street total cover area 811 sq.ft.

AND WHEREAS in terms of the said building sanction Plan the construction in the Lot 'B' portion being premises No. 97/A/2, Muktaram Babu Street has been completed.

AND WHEREAS the construction in respect of Lot 'A' portion being premises No. 97/A/1, Muktaram Babu Street, Kolkata is under

construction and is yet to be completed by the Developer accordance with the Development Agreement as referred above.

AND WHEREAS in the meantime one of the said owners Kamal Kishore Shukla died intestate leaving behind him **SHASHI SHUKLA, SRI VINAYAK SHUKLA, ROSHNI SHUKLA, RIYA SHUKLA** as the legal heirs under the Hindu Succession Act, 1956, reason thereby the present Power of attorney is required to be executed for concurrence and/or confirmation by the legal heirs of the said deceased owners and the said legal heirs of the deceased owners are declare and undertake that they shall abide the terms of the said original development agreement by their predecessor-in-interest.

AND WHEREAS pursuant to the said Development Agreement, we are desirous of nominating, constituting and appointing and under obligation to appoint the said developer **REGAL REALTY PRIVATE LIMITED (CIN NO. U45400WB2013PTC195572) (PAN NO. AAGCR5603P)** a Private Limited Company incorporated under the Companies Act, 1956 and an existing company under the Companies Act, 2013 having its Registered Office

11

at 191, Chittaranjan Avenue, 4th floor, P.S. Girish Park, P.O. Burrabazar, Pin-700007, represented by its Director **MR. PARESH RUNGTA**, son of Sri of Pramod Rungta (PAN No. AKAPR2254F) (Aadhaar No. 5374 7762 7034), by faith Hindu by Occupation - business, Nationality Indian residing at 193 Bagmari Road, Post Office Kankurgachi, Police Station Manicktala, Kolkata-700054, as our true and lawful attorney to act do and perform the following acts, deeds, matters and things for the purpose of development of the said property.

NOW KNOW YE ALL AND THESE PRESENTS WITNESSETH that WE the said Smt. Shashi Shukla, Sri Vinayak Shukla, Roshni Shukla, *RIYA SHUKLA* hereby nominate, constitute and appoint the said **REGAL REALTY PRIVATE LIMITED (CIN NO. U45400WB2013PTC195572) (PAN NO. AAGCR5603P)** a Private Limited Company incorporated under the Companies Act, 1956 and an existing company under the Companies Act, 2013 having its Registered Office at 191, Chittaranjan Avenue, 4th floor, P.S. Girish Park, P.O.

Shashi Shukla
Vinayak Shukla
Roshni Shukla
Regal Realty Private Limited

Burrabazar, Pin-700007, represented by its Director **MR. PARESH RUNGTA**, son of Sri of Pramod Rungta (PAN No. AKAPR2254F) (Aadhaar No. 5374 7762 7034), by faith Hindu by Occupation-business, Naionality Indian residing at 193 Bagmari Road, Post Office Kankurgachi, Police Station Manicktala, Kolkata-700054, 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 look after, manage, demolish, supervise and administer the said property.
2. To pay all rates, taxes, charges, expenses and other outgoings whatsoever payable for and on account of the said property or any part thereof.
3. To apply for and obtain sanction of a building plan from the Kolkata Municipal Corporation in respect of the said premises upon amalgamation, if any and to further apply for and obtain any modification or alterations thereto from time to time and at all times hereafter at its own costs and expenses.
4. To sign and execute all plans, sketches, maps, declarations, including Boundary declaration, forms, petitions, letters or any other documents relating to or in connection with the applying for and obtaining sanction of plan in respect of the said property.

5. To obtain delivery of the sanction plan from the Kolkata Municipal Corporation or any other authority or authorities.
6. To apply for and obtain necessary permissions, and/or approvals and/or sanctions and/or licence from any statutory authority including the Kolkata Municipal Corporation, Kolkata Municipal Development Authority, , Fire Brigade, , Competent Authority under the Urban Land (Ceiling & Regulations) Act, 1976 authorized officer under the West Bengal Building (Regulation of Promotion of construction and transfer by promoters) Act, 1993 , Directorate of Electricity, Government of West Bengal for obtaining permission for erecting, commissioning and operation of lift/elevator and all licensing authorities and any other statutory authority.
7. To appear and represent us before the necessary authorities including Kolkata Municipal Corporation, Kolkata Municipal Development Authority, Fire Brigade, Competent Authority under the Urban Land (Ceiling & Regulations) Act, 1976 authorized officer under the West Bengal Building (Regulation of Promotion of construction and transfer by promoters) Act, 1993, Directorate of Electricity, Government of West Bengal in connection with the sanction, modification and/or alteration of plans for the new building.

8. To apply for and obtain clearance certificate, if required, from the West Bengal Pollution Control Board for sanction plan of the said entire property
9. To pay fees for obtaining sanction and such other orders and permissions from the necessary authorities as be expedient for modification and/or alteration of the sanctioned plans and also to cause submission and taking delivery of title deeds concerning the said property and also other papers and documents as maybe required by the necessary authorities and to appoint Architects and other agents for the aforesaid purposes as the said attorney shall think fit and proper.
10. To receive the excess amount of fees, if any, paid for the purpose of sanction, modification and/or alteration of the plans to any authority or authorities.
11. To apply for and obtain electricity gas, water, sewerage, drainage, telephone or other connection of any other utility to the said property and/or to make alterations therein and to closed down and/or have disconnected the same and for that purpose to sign, execute and submit all papers, applications, documents and plans and to do all other acts, deeds and things as may be deemed fit and proper by the said attorney.
12. To appear and represent us before all authorities including those under Kolkata Municipal Corporation, Kolkata Municipal Development Authority, Fire Brigade, Competent Authority under the

Urban Land (Ceiling & Regulations) Act, 1976 authorized officer under the West Bengal Housing Industry Regulation Act, 2017, Directorate of Electricity, Govt. Of West Bengal, West Bengal Housing Infrastructure Development Corporation, for fixation and/or finalisation of the annual valuation of the said property and for that purpose to sign, execute and submit necessary papers and documents ad to do all other acts, deeds and things as the said Attorney may deem fit and proper.

13. To commence prosecute enforce, defend, answer and oppose all actions and other legal proceedings and demands touching any of the matters concerning the said property or any part thereof including relating to acquisition and/or requisition in respect of the said property or any part thereof and if think fit to compromise settle, refer to arbitration, abandon, any such action or proceeding as aforesaid before any court, civil or criminal or revenue.
14. To sig, declare and/or affirm any plaint, written statement, petition, affidavit, verification, Vakalatnama, warrant of attorney, memo of appeal or any other documents or papers in any proceedings or in any way connected with the said property or part thereof.
15. To deposit and withdraw fees, documents and moneys in and from any court or courts and/or any other person or authority and give valid receipts and discharge therefor.
16. To accept any service of writ of summons or other legal process on our behalf and in our name and to appear in any court of

authority as our attorney deems appropriate and to commence any action or legal proceedings in any court or before any authority and to prosecute, discontinue or become non suited and to settle, compromise or refer any dispute to arbitration as our attorney may think fit and proper and for such purpose to appoint any solicitor, advocate, lawyer in the name and on our behalf or in the name of our Attorney and pay the costs, expenses, fee and other outgoings. Further to depose in the court of law or authority , sign, declare and/or affirm any plaint, written statement, petition, affidavit verification, vakalatnama and warrant of attorney, memo of appeal or any other documents or papers in any proceedings or in any way connected therewith.

17. To enter upon the aid premises with men and material as may be required for the purpose of development work and for that purpose to demolish the structures standing thereon and erect the new buildings as per the building plans to be sanctioned and to remove the debris and other materials of the demolished structures.
18. To appoint architects, contractors, sub-contractors and surveyors as may be required and to supervise the development and construction work of the new buildings on the said property or part thereof.
19. To make sign and submit applications and petitions, letters and other documents to the appropriate Govt. (State and Central) departments, Local authorities or other competent or appropriate

authorities or bodies for all and any licenses, permissions, consents, approvals, no objection certificates and clearances as may be required by any Central or State Legislation for the time being in force, in connection with the said property for construction of buildings and structures thereon and pay such fees, charges, deposits and give security and structure thereon and pay such fees, charges and security that may be required in respect thereof and for that purpose to give all necessary writings, instruments, affidavits, declarations, indemnities, undertakings as maybe required to be given to the various authorities concerned.

20. To make deposits with the planning authorities and other authorities for the purpose of carrying out the development work and construction of the new building on the said property and to claim refunds of such deposits and to give valid and effectual receipt and discharge on our behalf.
21. To call the tender, quotation etc. From the supplier for supply cement, iron rod, sand, wood, iron grill etc. And to appoint them as my constituted attorney shall think fit for the purpose of construction of the proposed building at the property mentioned in the scheduled property below.
22. After completion of the construction of the new buildings, to apply for and obtain part occupation/occupation and completion

certificate in respect of new building or parts thereof from the planning authorities.

23. To negotiate for assignment, sub-let, to make sub-lease and transfer in respect of the constructed space of the Developer's allocation in the new building to be constructed on the said property or part thereof either in favour of the assignee, assignees, sub-lessees or its nominee or nominees in such part or parts as the purchaser may desire and to receive consideration money and sign and give valid and effectual receipts or discharges thereof.

24. To sign, execute conveyance/conveyances in respect of the constructed space of the new building to be constructed on the said property or part thereof either in favour of the purchasers or its nominee or nominees in such part or parts as the purchaser may desire and to receive consideration money and sign and give valid and effectual receipts or discharges thereof

25. To present such deed of assignment, deed of sub-let, deed of sub-lease in respect of the constructed space of the developer's allocation in the new building to be constructed on the said property or part thereof for admission of such execution of the deed of assignment, deed of sub-let, deed of sub-lease and/or completion for registration before the appropriate registering authority.

26. To hand over and delivery possession of the building constructed on the said property and/or premises, units, parking

spaces, etc. Therein to such person or persons including the nominee and/or assign of the attorney as it may in its absolute discretion think fit and proper.

27. To insure the new building and fittings and fixtures against damages, fire, tempest, riots, civil commotion, floods, earthquakes, bomb blast, malicious damage or destruction and against other risks as our attorney may think sufficient to protect the interests of all concerned therein.

28. To ask for, receive and recover from all the transferee/assignees all consideration charges, service charges and other charges and sums of moneys in respect of the said property/new buildings and the space contained therein in any manner whatsoever and also on non-payment thereof to enter upon ad restrain and/or and take legal steps for the recovery thereof as our attorney may think fit.

29. To make necessary representations including filing of complaints and appeals before Assessor & Collector, Kolkata Municipal Corporation, Kolkata Municipal Development Authority and other concerned authorities including the court of competent jurisdiction or forum in regard the fixation of rateable value of building (proposed new building) under construction on the said property by the Assessor and collector and to file appeals applications and other proceedings in any court, forum or tribunal.

30. To do and perform all acts, deeds, matters and things necessary for all or any of the purposesforesaid and for giving full effect to the powers and authorities herein before contained, as fully and effectually as we could do in persons.
31. Sale proceeds in respect of owners shall be deposited in respect of the owners bank's account.

AND GENERALLY to act as our attorney in relation to the said property for and on or behalf and to do and execute all instruments, acts, deeds maters and things as fully and effectually as we could have one if personally present and we hereby agree to ratify and confirm whatever our said attorney shall do or purport to be done by virtue of these presents in our about the said property as aforesaid.

THE SCHEDULE ABOVE REFERRED TO

ALL THAT partly one-storied and partly Asbestos roofed two storied building together with 8(eight) cottahs 12(twelve) Chittacks and 38(Thirty eight) sq.fft. of land more or less situate and lying at being premises No. 97A/1 and part 97A/2, Muktaram Babu Street, Police Station Jorasanko (now known as Girish Park), Post Office-Burabazar, Ward no.41 of the Kolkata Municipal Corporation under Borough No.V, Kolkata-700 007 and butted and bounded with

On the North : By premises No.12 & 13 Pratap Ghosh Lane

On the South : By the premises No.177A, Chittaranjan Avenue;

On the East :By the premises No.181, Chittaranjan Avenue;

On the West: By the premises No.77 & 69 Muktaram Babu Street.

A N D

LOT 'A' & LOT 'B'

ALL THAT the entire land comprising of Lot "A" at 97A/1 Muktaram Babu Street, Kolkata-700007 containing an area of 7 Cottahs 4 Chittaks and 41 sq.ft. together with partly one storied and partly Asbestos roofed two storied building and Lot "B" at 97A/2, Muktaram Babu Street, Kolkata-700007 containing an area of 1 Cottah 1 Chittak 17 sq.ft. equivalent to 72.649 sq.mtr (782 sq.ft.) together with Asebestos and RTR roof structures thereon admeasuring a total area of 8 Cottahs, 6 Chittacks 13 sq.ft. more or less, lying situate at and being premises No.97/A/2 , Muktaram Babu Street Police Station Jorasanko (now known as Girish Park), Ward no.41 of the Kolkata Municipal Corporation under Borough No.V, Kolkata -700007 ~~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 South : By the premises No.177A, Chittaranjan Avenue;

On the East : by the premises No.181, Chittaranjan Avenue;

On the West : By the premises No.77 & 69 Muktaram Babu Street.

IN WITNESS WHEREOF WE, the said principals and the attorney have hereunto set and subscribed their respective hands and seal on the day, month and year first above written.

SIGNED SEALED AND DELIVERD

By the said **PRINCIPALS** at Kolkata in the

Presence of:

1. *Keishra Murari Pandey*
9/1A R.N.S. Lane, Kal-7

2.

Binod Nandal Senia
38, NO Ramnath Sakharia
Ced-70007

1. *Shashi Shukla*

2. *Vinayak Shukla*

3. *Roshni Shukla*

4. *Liya Shukla*

Signature of the Principals

Accepted by the Constituted

Attorney:

For Regal Realty Pvt. Ltd.
Purni Ray

Director

Drafted by



K.N. Jana, Advocate
High Court, Calcutta
Enrollment no.WB-934/1999

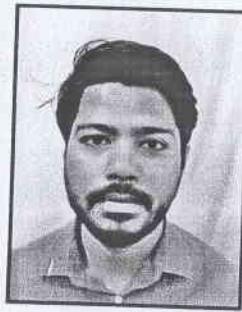


SPECIMEN FORM FOR TEN FINGERPRINTS



	LITTLE FINGER	RING FINGER	MIDDLE FINGER	FORE FINGER	THUMB
LEFT HAND					
RIGHT HAND					

Signature Shashi Shukla



	LITTLE FINGER	RING FINGER	MIDDLE FINGER	FORE FINGER	THUMB
LEFT HAND					
RIGHT HAND					

Signature Vinayak Shukla



	LITTLE FINGER	RING FINGER	MIDDLE FINGER	FORE FINGER	THUMB
LEFT HAND					
RIGHT HAND					

Signature Poshni Shukla

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					

Signature Raja Shulela



	LITTLE FINGER	RING FINGER	MIDDLE FINGER	FORE FINGER	THUMB
LEFT HAND					
	THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
RIGHT HAND					

Signature Pooni Puri



PHOTO

	LITTLE FINGER	RING FINGER	MIDDLE FINGER	FORE FINGER	THUMB
LEFT HAND					
	THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
RIGHT HAND					

Signature _____

आयकर विभाग

INCOME TAX DEPARTMENT

SHASHI SHUKLA

DURGA PRASAD SHUKLA

03/10/1960

Permanent Account Number

BDGPS0384D

Shashi Shukla

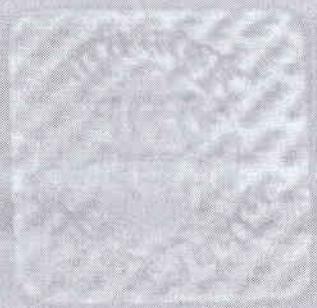
Signature

MB: 90737 91673



भारत सरकार

GOVT. OF INDIA



19012006

Shashi Shukla



भारत सरकार
Government of India

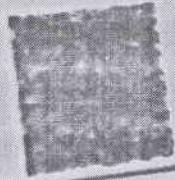


शशि शुक्ला

Shashi Shukla

लून तिथि/DOB: 03/10/1960

महिला FEMALE



6808 9494 0610

YD 9128 2016 9289 2452

मेरा आधार, मेरी पहचान

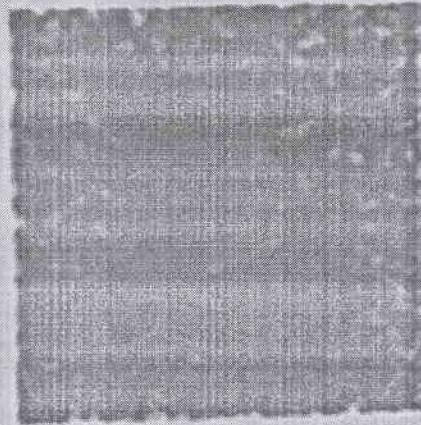
Shashi Shukla



गोपनीय प्रत्यक्ष नमीकरण
Unique Identification Authority of India

मुख्यालय, अवधि भवन, 53, जातपुरा, एवाह, उत्तर प्रदेश - 206001

Address:
W/O: Kamal Shukla, 53, Jatpura, Etawah,
Etawah,
Uttar Pradesh - 206001



QR Code with photograph

6808 9494 0610

VIC: 9121 2004 9121 249

Shashi Shekhar

आद्यकर

विभाग

मार्ग संख्या

GOVT. OF INDIA

INCOME TAX DEPARTMENT

VINAYAK SHUKLA

KAMAL KISHORE SHUKLA

02/11/1995

Permanent Account Number

GCMP57771C

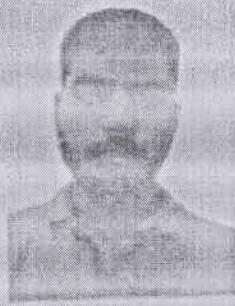


Signature

21052015

M.B. 62904 94199

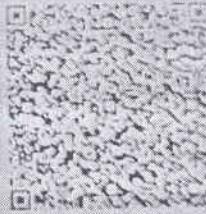

Vinayak Shukla.



भारत सरकार

Government of India

Vinayak Shukla
DOB : 02/11/1995
Male



7913 2974 5167

मेरा आधार, मेरी पहचान

Vinayak Shukla.

आयकर विभाग

INCOME TAX DEPARTMENT

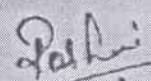
ROSHNI SHUKLA

KAMAL KISHOR SHUKLA

12/10/1990

Permanent Account Number

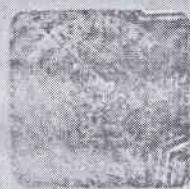
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Signature

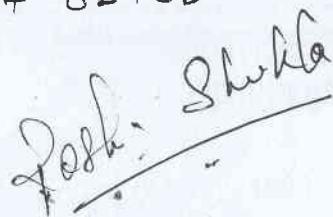
भारत सरकार

GOVT. OF INDIA



14042012

MB: 96747 82708


Roshni Shukla



भारतीय विशिष्ट पहचान प्राप्तिकरण

भारत सरकार
Unique Identification Authority of India
Government of India

Enrollment No.: 1193/63089/03267

25/04/2012 To
Roshni Shukla
D/O Kamal Kishore Shukla
160, MAHATMA GANDHI ROAD, 2ND FLOOR
M.G. ROAD Barabazar H.O
Kolkata
West Bengal 700007

31883244



UG318832444IN



आपका आधार क्रमांक / Your Aadhaar No.:

7039 8170 1214

आधार – आप आदमी का अधिकार



भारत सरकार
GOVERNMENT OF INDIA



Roshni Shukla
Year of Birth : 1990
Female



7039 8170 1214

आधार – आप आदमी का अधिकार

Roshni Shukla



भारतीय विशिष्ट पहचान प्राप्तिकरण

भारत सरकार

Unique Identification Authority of India
Government of India

Enrollment No.: 1193/63089/03267

25/04/2012 To
Roshni Shukla

D/O Kamal Kishore Shukla
160, MAHATMA GANDHI ROAD, 2ND FLOOR
M.G.ROAD Barabazar H.O
Kolkata
West Bengal 700007

31883244



UG318832444IN



आपका आधार क्रमांक / Your Aadhaar No.:

7039 8170 1214

आधार – आम आदमी का अधिकार



भारत सरकार
GOVERNMENT OF INDIA



Roshni Shukla
Year of Birth : 1990
Female



7039 8170 1214

आधार – आम आदमी का अधिकार

आयकर विभाग

मार्ग नं. ४२५४

INCOME TAX DEPARTMENT

GOVT. OF INDIA

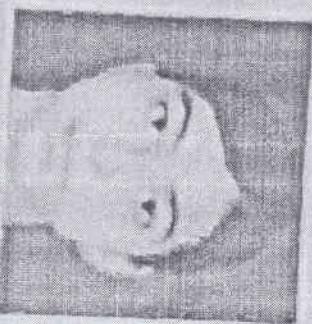
RIYA SHUKLA

KAMAL KISHOR SHUKLA

06/09/1992

Permanent Account Number:

DEEPS6962C



TSQ12011

Signature

मेरा आद्यार, मेरी पहचान

Riya Shukla

6692 0770 7767

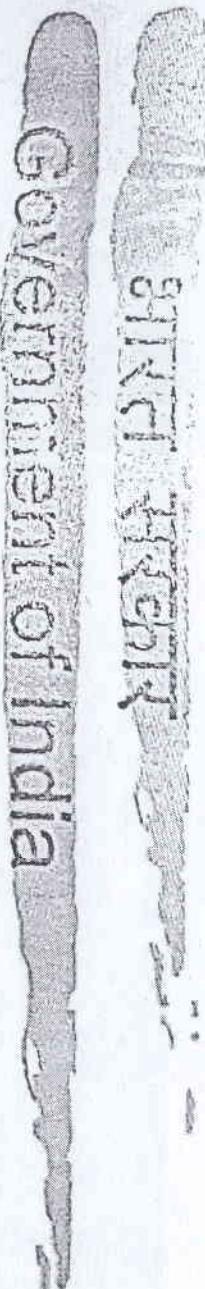
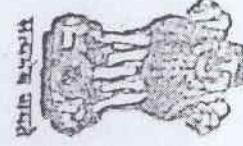
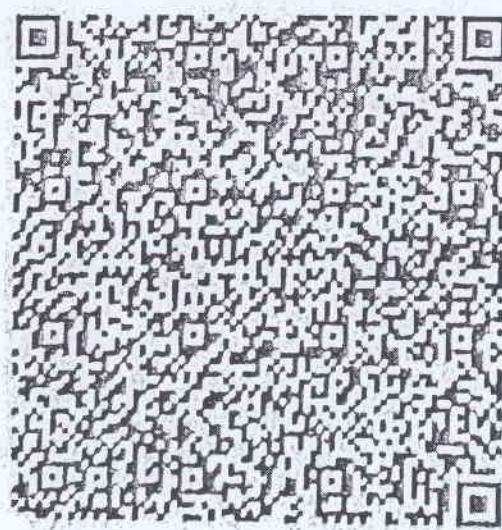


Riya Shukla

Father: Kamal Kishore Shukla

DOB: 06/09/1992

Female



GOVERNMENT OF INDIA





भारत सरकार
Unique Identification Authority of India
Government of India

Enrollment No. : 1528/20379/01352

To
Riya Shukla

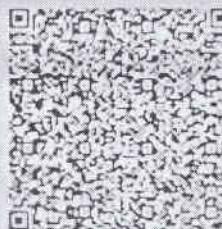
D.O. Kamal Kishore Shukla
160,
Mahatma Gandhi Road
P.S. Ranabpur

Barabazar, Circus Avenue, Kolkata,
West Bengal - 700007
9874483477



KA335737806FH

33573780



आपका आधार क्रमांक / Your Aadhaar No. :

6692 0770 7767

मेरा आधार, मेरी पहचान



भारत सरकार
Government of India



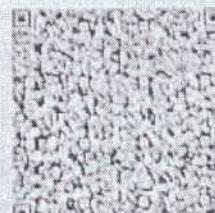
Riya Shukla

Father : Kamal Kishore Shukla

DOB: 06/09/1992

Female

6692 0770 7767



मेरा आधार, मेरी पहचान

Riya Shukla

GOVERNMENT OF WEST BENGAL
DEPARTMENT OF HEALTH AND FAMILY WELFARE
BIDHANNAGAR MUNICIPAL CORPORATION

2741-B
Form-6



DEATH CERTIFICATE

ISSUED UNDER SECTION 12(1) OF THE REGISTRATION OF BIRTHS & DEATHS ACT, 1969 AND RULES 61 OF THE WEST BENGAL REGISTRATION OF BIRTHS & DEATHS RULES 2003.

THIS IS TO CERTIFY THAT THE FOLLOWING INFORMATION HAS BEEN TAKEN FROM THE ORIGINAL RECORD OF DEATH WHICH IS THE REGISTER FOR BIDHANNAGAR MUNICIPAL CORPORATION OF BLOCK/MUNICIPALITY BIDHANNAGAR MUNICIPAL CORPORATION OF DISTRICT NORTH 24 PARGANAS OF STATE WEST BENGAL, INDIA.

NAME OF DECEASED	KAMAL KUSHORE SHUKLA	SEX	MALE
DATE OF DEATH	30/07/2022	PLACE OF DEATH	FLAT 4B BLOCK A MB TOWER, AGARDANGA, DIST. NORTH 24 PARGANAS, KOLKATA - 700136, BOROUGH 01, NORTH 24 PARGANAS, BIDHANNAGAR, WEST BENGAL - 700136
AGE OF DECEASED	69 YEARS	NAME OF SPOUSE	
SPOUSE IDENTITY PROOF			
NAME OF MOTHER		NAME OF FATHER	LT. BALAK RAM SHUKLA
MOTHER'S IDENTITY PROOF			
FATHER'S IDENTITY PROOF			
ADDRESS OF THE DECEASED AT THE TIME OF DEATH : BLD NO & NAME: M B TOWER, HOUSE NO: FL 4B, STREET/LANE: BLOCK A, AGARDANGA VILLAGE/ TOWN: RAJARHAT, BIDHANNAGAR MUNICIPAL CORPORATION, DIST. - NORTH 24 PARGANAS, WEST BENGAL - 700136			
PERMANENT ADDRESS OF DECEASED : JATPURA 38 ETWAH UP - 206001			
CERTIFICATE NO	D12022/187030	DATE OF REGISTRATION	15/09/2022
REMARKS (IF ANY)			
DATE OF ISSUE	15/09/2022	ISSUING AUTHORITY	
UPDATED ON	2022-09-15 17:27:08		

Signature valid
Dated by Shri/ Smt/
Name: Subhash Chandra
Date: 15/Sept/2022 12:08:19

REGISTRAR (BIRTH & DEATH)
BIDHANNAGAR MUNICIPAL
CORPORATION



"THIS IS A COMPUTER GENERATED CERTIFICATE"
THE GOVT. OF INDIA VIDE CIRCULAR NO. 1122/2014, VS/RS DATED 27- JULY- 2013
HAS APPROVED THE CERTIFICATE AS A VALID LEGAL DOCUMENT FOR ALL OFFICIAL PURPOSES.
"ENSURE REGISTRATION OF EVERY BIRTH AND DEATH"

आदर्श निधि

मार्द सरकार

INCOME TAX DEPARTMENT



GOVT. OF INDIA

REGAL REALTY PRIVATE LIMITED

15/07/2013

Permanent Account Number

AAGCR5603P

07092013

Regal Realty Pvt. Ltd.
Ranjan Ranjan

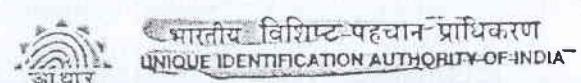
Director



Paresh Rungta



Panch Ranjita



Address
ठিকানা:
193, BAGMARI ROAD,
190, Bagmari Road, Kankurgachi,
Kankurgachi, Kolkata,
পশ্চিম বঙ্গ - 700054
West Bengal - 700054

1947
1800 500 1947
help@uidai.gov.in
www.uidai.gov.in
P.O. Box No. 1947,
Bengaluru-560 001

Panch Ranjita

Major Information of the Deed

Deed No :	I-1902-05813/2023	Date of Registration	03/05/2023
Query No / Year	1902-2001117683/2023	Office where deed is registered	
Query Date	03/05/2023 1:37:13 PM		A.R.A. - II KOLKATA, District: Kolkata
Applicant Name, Address & Other Details	Supriya Mukherjee Vill: Telekona, Thana : Gurap, District : Hooghly, WEST BENGAL, PIN - 712303, Mobile No. : 8617650970, Status :Solicitor firm		
Transaction	Additional Transaction		
[1401] Power of Attorney related to immovable properties, General Power of Attorney related to immovable properties			
Set Forth value	Market Value		
	Rs. 3,05,40,160/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 50/- (Article:48(d))	Rs. 7/- (Article:E)		
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :

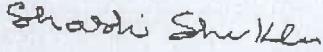
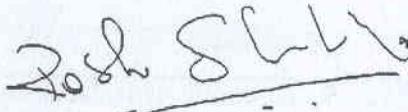
District: Kolkata, P.S:- Jorasanko, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Muktaram Babu Street, Road Zone : (C. R. Avenue Crossing -- Rabindra Sarani Crossing) , , Premises No: 97/A/2, , Ward No: 041 Pin Code : 700007

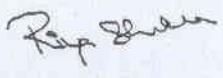
Sch No	Plot Number	Khatian Number	Land Use Proposed ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1			Bastu	8 Katha 6 Chatak 13 Sq Ft		2,96,00,560/-	Property is on Road
Grand Total :				13.8485Dec	0/-	296,00,560 /-	

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	5800 Sq Ft.	0/-	9,39,600/-	Structure Type: Structure
		Gr. Floor, Area of floor : 5800 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 60 Years, Roof Type: Tin Shed, Extent of Completion: Complete			
	Total :	5800 sq ft	0 /-	9,39,600 /-	

Principal Details :

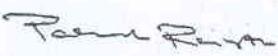
No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Smt SHASHI SHUKLA Wife of Late KAMAL KISHORE SHUKLA Executed by: Self, Date of Execution: 03/05/2023 , Admitted by: Self, Date of Admission: 03/05/2023 ,Place : Office	 03/05/2023	 LTI 03/05/2023	 03/05/2023
160, Mahatma Gandhi Road, 3rd Floor, City:- Not Specified, P.O:- BURRABAZAR, P.S:-Burrobazar, District:-Kolkata, West Bengal, India, PIN:- 700007 Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.: BDxxxxxxxx4D, Aadhaar No: 68xxxxxxxxx0610, Status :Individual, Executed by: Self, Date of Execution: 03/05/2023 , Admitted by: Self, Date of Admission: 03/05/2023 ,Place : Office				
2	Name	Photo	Finger Print	Signature
	Shri VINAYAK SHUKLA Son of Late KAMAL KISHORE SHUKLA Executed by: Self, Date of Execution: 03/05/2023 , Admitted by: Self, Date of Admission: 03/05/2023 ,Place : Office	 03/05/2023	 LTI 03/05/2023	 03/05/2023
160, Mahatma Gandhi Road, 3rd Floor, City:- , P.O:- BURRABAZAR, P.S:-Burrobazar, District:-Kolkata, West Bengal, India, PIN:- 700007 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.: GCxxxxxxxx1C, Aadhaar No: 79xxxxxxxx5167, Status :Individual, Executed by: Self, Date of Execution: 03/05/2023 , Admitted by: Self, Date of Admission: 03/05/2023 ,Place : Office				
3	Name	Photo	Finger Print	Signature
	ROSHNI SHUKLA Daughter of Late KAMAL KISHORE SHUKLA Executed by: Self, Date of Execution: 03/05/2023 , Admitted by: Self, Date of Admission: 03/05/2023 ,Place : Office	 03/05/2023	 LTI 03/05/2023	 03/05/2023
160, Mahatma Gandhi Road, 3rd Floor, City:- Not Specified, P.O:- BURRABAZAR, P.S:-Burrobazar, District:-Kolkata, West Bengal, India, PIN:- 700007 Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.: DHxxxxxxxx4B, Aadhaar No: 70xxxxxxxxx1214, Status :Individual, Executed by: Self, Date of Execution: 03/05/2023 , Admitted by: Self, Date of Admission: 03/05/2023 ,Place : Office				

Name	Photo	Finger Print	Signature
RIYA SHUKLA Daughter of Late KAMAL KISHORE SHUKLA Executed by: Self, Date of Execution: 03/05/2023 , Admitted by: Self, Date of Admission: 03/05/2023 ,Place : Office	 03/05/2023	 03/05/2023	 03/05/2023
160, Mahatma Gandhi Road, 3rd Floor, City:- Not Specified, P.O:- BURRABAZAR, P.S:-Burrobazar, District:-Kolkata, West Bengal, India, PIN:- 700007 Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.: DExxxxxx2C, Aadhaar No: 66xxxxxxxx7767, Status :Individual, Executed by: Self, Date of Execution: 03/05/2023 , Admitted by: Self, Date of Admission: 03/05/2023 ,Place : Office			

Attorney Details :

SI No	Name,Address,Photo,Finger print and Signature
1	REGAL REALTY PRIVATE LIMITED 191, CHITTARANJAN AVENUE, City:- , P.O:- BURRABAZAR, P.S:-Girish Park, District:-Kolkata, West Bengal, India, PIN:- 700007 , PAN No.: AAxxxxxx3P,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

Representative Details :

SI No	Name,Address,Photo,Finger print and Signature		
1	Mr PARESH RUNGTA (Presentant) Son of Shri PRAMOD RUNGTA Date of Execution - 03/05/2023, , Admitted by: Self, Date of Admission: 03/05/2023, Place of Admission of Execution: Office		
	 May 3 2023 4:00PM	 03/05/2023	 03/05/2023
, 193, BAGMARI ROAD, City:- , P.O:- KANKURGACHI, P.S:-Maniktala, District:-South 24-Parganas, West Bengal, India, PIN:- 700054, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.: AKxxxxxx4F, Aadhaar No: 53xxxxxxxx7034 Status : Representative, Representative of : REGAL REALTY PRIVATE LIMITED (as Director)			

Identifier Details :

Name	Photo	Finger Print	Signature
KRISHNA MURARI PANDEY Son of AVADH NARAYAN PANDEY 9/1A, RAMA NATH SADHU LANE, City:- , P.O:- BURRABAZAR, P.S:-Burrobazar, District:-Kolkata, West Bengal, India, PIN:- 700007	 03/05/2023	 03/05/2023	 03/05/2023

Endorsement For Deed Number : I - 190205813 / 2023

On 03-05-2023

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 (d) of Indian Stamp Act 1899.

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

Presented for registration at 15:45 hrs on 03-05-2023, at the Office of the A.R.A. - II KOLKATA by Mr PARESH RUNGTA,.

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

Execution is admitted on 03/05/2023 by 1. Smt SHASHI SHUKLA, Wife of Late KAMAL KISHORE SHUKLA, 160, Mahatma Gandhi Road, 3rd Floor, P.O: BURRABAZAR, Thana: Burrobazar, , Kolkata, WEST BENGAL, India, PIN - 700007, by caste Hindu, by Profession Business, 2. Shri VINAYAK SHUKLA, Son of Late KAMAL KISHORE SHUKLA, 160, Mahatma Gandhi Road, 3rd Floor, P.O: BURRABAZAR, Thana: Burrobazar, , Kolkata, WEST BENGAL, India, PIN - 700007, by caste Hindu, by Profession Business, 3. ROSHNI SHUKLA, Daughter of Late KAMAL KISHORE SHUKLA, 160, Mahatma Gandhi Road, 3rd Floor, P.O: BURRABAZAR, Thana: Burrobazar, , Kolkata, WEST BENGAL, India, PIN - 700007, by caste Hindu, by Profession Business, 4. RIYA SHUKLA, Daughter of Late KAMAL KISHORE SHUKLA, 160, Mahatma Gandhi Road, 3rd Floor, P.O: BURRABAZAR, Thana: Burrobazar, , Kolkata, WEST BENGAL, India, PIN - 700007, by caste Hindu, by Profession Business

Indentified by KRISHNA MURARI PANDEY, , , Son of AVADH NARAYAN PANDEY, 9/1A, RAMA NATH SADHU LANE, P.O: BURRABAZAR, Thana: Burrobazar, , Kolkata, WEST BENGAL, India, PIN - 700007, by caste Hindu, by profession Advocate

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

Execution is admitted on 03-05-2023 by Mr PARESH RUNGTA, Director, REGAL REALTY PRIVATE LIMITED, 191, CHITTARANJAN AVENUE, City: - , P.O:- BURRABAZAR, P.S:-Girish Park, District:-Kolkata, West Bengal, India, PIN:- 700007

Indentified by KRISHNA MURARI PANDEY, , , Son of AVADH NARAYAN PANDEY, 9/1A, RAMA NATH SADHU LANE, P.O: BURRABAZAR, Thana: Burrobazar, , Kolkata, WEST BENGAL, India, PIN - 700007, by caste Hindu, by profession Advocate

Payment of Fees

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

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 50/- and Stamp Duty paid by Stamp Rs 50.00/- Description of Stamp

1. Stamp: Type: Impressed, Serial no 5191, Amount: Rs.50.00/-, Date of Purchase: 24/04/2023, Vendor name: A BANERJEE



Satyajit Biswas

**ADDITIONAL REGISTRAR OF ASSURANCE
OFFICE OF THE A.R.A. - II KOLKATA**

Kolkata, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1902-2023, Page from 184688 to 184719

being No 190205813 for the year 2023.



Digitally signed by SATYAJIT BISWAS
Date: 2023.05.08 17:53:30 -07:00
Reason: Digital Signing of Deed.

(Satyajit Biswas) 2023/05/08 05:53:30 PM

ADDITIONAL REGISTRAR OF ASSURANCE

OFFICE OF THE A.R.A. - II KOLKATA

West Bengal.

(This document is digitally signed.)