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पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

AD 328039

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

District Sub-Registrar-II
Alipore, South 24 Parganas

08 SEP 2020

THIS DEVELOPMENT POWER OF ATTORNEY made this 26th day of August, Two Thousand Twenty (2020)

01042173

ALAMGIR REZA
ADVOCATE
JUDGES COURT
KOL-27
WB-73563003

15 FEB 2020

Name :
Address :
Vendor :

I. CHAKRABORTY
6B, Dr. Rajendra Prasad Sarani
Kolkata - 700 001

Rehnu Jt.

3277

MANUSHREE DEVELOPERS LLP

Rehnu Jt.

Designated Partner / Authorised Signatory

3273

Raj kr Pandhi



3275

Jayshree Pandhi

District Sub-Registrar-II
Allpore, South 24 Parganas

3288

26 AUG 2020

Alamgir Reza Adv
s/o Jahangir Reza
28/1, Judges Court Road
P.O & P.S. Belpara
Kt-27

BY (1) RAJ KUMAR GANDHI, having **PAN ADLPG9842N**, having Aadhaar 695633831863, having Mobile Number 9831018149, by nationality Indian, by caste Hindu, by occupation Business, son of Gokal Chand Gandhi, residing at Flat No.5B, 2C, Dover Road, Post Office and Police Station Ballygunge, Kolkata - 700 019, **(2) JAYSHREE GANDHI**, having **PAN ADMPG2541B**, having Aadhaar 872529005581, having Mobile Number 9831012708, by nationality Indian, by caste Hindu, by occupation Business, wife of Raj Kumar Gandhi, residing at 2C, Dover Road, Post Office and Police Station Ballygunge, Kolkata - 700 019 and **(3) RICHA FISCAL SERVICES PRIVATE LIMITED**, having **PAN AACCR2630N**, having CIN U65922WB1990PTC049074, a Company incorporated under the Companies Act, 1956, having its registered office at 301, Commercial Point, Premises no. 79, Lenin Sarani, Post Office and Police Station Taltala, Kolkata - 700 013, being represented by its Director **VEDANT GANDHI**, having **PAN BPYPG5485B**, having Aadhaar 281981315311, having Mobile Number 9836318149, by nationality Indian, by caste Hindu, by occupation Business, son of the Raj Kumar Gandhi, residing at 2C, Dover Road, Post Office and Police Station Ballygunge, Kolkata - 700 019, hereinafter referred to as the **OWNERS IN FAVOUR OF MANUSHREE DEVELOPERS LLP**, having **PAN ABJFM9962F**, having LLPIN AAN-3933, a limited liability partnership incorporated under Limited Liability Partnership Act, 2008, having its registered office at 122/1R, Satyendranath Majumdar Sarani, Post Office Kalighat, Police Station Tollygunge, Kolkata 700 026, represented by its Designated Partners namely, **(1) UMESH KYAL**, having **PAN AGCPK9667R**, having Aadhaar 322167806519, having Mobile Number 9831151592, son of Late Govind Ram Kyal and **(2) RAHUL KYAL**, having **PAN AGHPK1359F**, having Aadhaar 748707934912, having Mobile Number 9831151598, son of Balkrishan Kyal, both by nationality Indian, by caste Hindu, by occupation Business, residing at 30C South End Park, Post Office Sarat Bose Road, Police Station Rabindra Sarobar (Formerly Lake), Kolkata 700 029, 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 its substitute or substitutes):

WHEREAS:

A. The Owners are absolutely seized and possessed of and/or otherwise entitled to All that the piece and parcel of Land containing an area of 1 Bigha 11 Cottahs 9 Chittacks 35 sq.ft. be the same a little more or less together with the area covered by pond, measuring more or less 10 (ten) Cottahs 8 (eight) Chittacks 29 (twenty nine), be the same a little more or less and together with the pucca structures erected thereon containing a built-up area of 7700 sq. ft., be the same a little more or less, situated lying at and being the premises no. 64/1/2, Khudiram Bose Sarani, Kolkata - 700 037, (formerly known as



WICHA FISCAL SERVICES PVT. LTD.

Vedant Gandhi
Director



MANUSHREE DEVELOPERS LLP

Manushree
Designated Partner / Authorised Signatory



District Sub-Registrar-II
Alipore, South 24 Parganas

26 AUG 2023

Atangir Regestr

64/1, Khudiram Bose Sarani, and previous to that 64/1, Belgachia Road) within the Municipal limit of the Kolkata Municipal Corporation, Police Station - Ultadanga (formerly Chitpur), more fully particularly described in the **SCHEDULE** hereunder written (hereinafter referred to as the **said Property**).

B. By a Development Agreement of even date made between the Owners herein, therein referred to as the Owners of the One Part and the Attorney herein therein referred to as the Promoter of the Other Part, (hereinafter referred to as the **said Agreement**), the Owners have appointed the said Promoter to develop the said property by construction of a commercial cum residential building complex thereon or on the part thereof in accordance with the terms and conditions therein contained and in pursuance to the building permit sanctioned by the Kolkata Municipal Corporation.

C. Pursuant to and in terms of the said Agreement we hereby intend to nominate, constitute and appoint the said Manushree Developers LLP, to be our true and lawful Attorney to act do and perform the following acts deeds and things.

NOW KNOW YE ALL AND THESE PRESENTS WITNESSETH that WE, **(1) RAJ KUMAR GANDHI, (2) JAYSHREE GANDHI and (3) RICHA FISCAL SERVICES PRIVATE LIMITED,** hereinafter collectively referred to as the **OWNERS,** do hereby nominate constitute and appoint the said **MANUSHREE DEVELOPERS LLP,** to be our true and lawful Attorney for us, in our name and on our behalf to do, execute, perform and exercise all and any one of the following acts, deeds, matters and things that is to say :-

1. To pay all rates, taxes, charges, expenses and other outgoings whatsoever payable for and on account of the said property or any part thereof.
2. To appoint architects, contractors, sub-contractors and surveyors as may be required for the preparation of the building plan and to supervise the development and construction work of the New Building on the said property or part thereof.
3. To enter upon the said property with men and material as may be required for the purpose of development work and erect the New Building as per the Building Plans to be sanctioned.
4. To apply for and obtain sanction of the building plan from the Kolkata Municipal Corporation in respect of the said property and to further apply for and obtain any modification or alterations thereto from time to time and at all times hereafter in terms of the said Development Agreement at its own costs and expenses.



[Signature]
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25 AUG 2020

5. 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 development of the said property.6. 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 for the same.
6. To apply for and obtain necessary permissions, and/or approvals and/or sanctions and/or licence and/or no objection from any statutory authority including the Kolkata Municipal Corporation, Kolkata Metropolitan Development Authority, Fire Brigade, Kolkata Police, Environmental Department, Competent Authority under the West Bengal Housing Industry Regulation Act, 2017, Competent Authority under the Urban Land (Ceiling & Regulation) Act, 1976, Competent Authority under the West Bengal Apartments Ownership Act, 1972 and all other licencing and statutory authorities as and whenever required.
7. To appear and represent us before the necessary authorities including the Kolkata Municipal Corporation, Kolkata Metropolitan Development Authority, Fire Brigade, Kolkata Police, Environmental Department, Competent Authority under the West Bengal Housing Industry Regulation Act, 2017, Competent Authority under the Urban Land (Ceiling & Regulation) Act, 1976, Competent Authority under the West Bengal Apartment Ownership Act, 1972 and all licencing and statutory authorities in connection with the obtaining no objection, approvals, permission, 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 of plan of the said 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 submit and take delivery of title deeds concerning the said property and also other papers and documents as may be 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.




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11. To obtain delivery of the sanction plan and the completion certificate of the building from the Kolkata Municipal Corporation or any other authority or authorities.
12. To apply for and obtain electricity gas, water, sewerage, drainage, telephone or other connections of any other utility to the said property and/or to make alterations therein and to close 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.
13. To appear and represent us before all authorities including the Kolkata Municipal Corporation for fixation and/or finalization of the annual valuation of the said property 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.
14. 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.
15. To sign, 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.
16. 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 discharges therefor.
17. To accept any service of writ of summons or other legal process 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 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




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Appeal or any other documents or papers in any proceedings or in any way connected therewith.

18. To make, sign and submit applications and Petitions, letters and other documents to the appropriate Government (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 that may be required in respect thereof and for that purpose to give all necessary writings, instruments, affidavits, declarations, indemnities, undertakings, as may be required to be given to the various authorities concerned.

19. After completion of the construction of the New Building, to apply for and obtain part-occupation / occupation and completion certificate in respect of the New Building or parts thereof from the Planning Authorities.

20. To negotiate for sale/transfer in respect of the saleable areas in the New Building as defined in the said Agreement to be constructed on the said property or part thereof.

21. To arrange for financing of the project (project finance) from any Banks and/or Financial Institutions for construction and development of the project upon such terms and conditions as may be applicable. Such finance may be secured by mortgaging the said land in favour of any bank/financial institution by deposit of original title deeds of the said land by way of Equitable Mortgage and/or by executing Simple Mortgage and/or by creating English mortgage along with charge on Developer's revenue or allocation in the project. Further, the Developer may execute any document or documents in furtherance of the above objective, including executing letter evidencing deposit of title deeds, confirmation of deposit title deeds, deliver the title deeds and to receive back the title deeds, etc.,. Notwithstanding the same, the Developer shall take the project finance without creating any charge/liability in respect of Owners' revenue or allocation in the project.

22 To enter into agreement for sale, transfer, lease out, let out or to grant any other right in respect of various portions of saleable areas as mentioned in the said Agreement on agreed terms and conditions with the intending Allottee(s) in respect thereof and to receive earnest money or consideration from time to time and to sign and give valid and effectual receipts or discharges thereof.




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23. To execute and register from time to time Agreement for sale, Supplementary Agreement, Modification Agreement, Allocation Agreement, Lease or any other document in connection with the transfer of the undivided proportionate share in the land comprised in the said property in respect of the of saleable spaces and to receive consideration therefor and present the above documents for registration and admit the execution of such documents before the appropriate authorities registration authority/ies and/or other authorities having jurisdiction in the matter and deposit the consideration of Owner's allocation in their bank account.

24. To execute conveyance/conveyances in respect of the saleable areas of the New Building to be constructed on the said property or part thereof either in favour of the Allottee or its nominee or nominees in such part or parts as the Allottee may desire and to receive consideration money and sign and give valid and effectual receipts or discharges thereof and to present such conveyance or conveyances for registration before the registering authority and admit execution thereof and deposit the consideration of Owner's allocation in their bank account.

25. To present such conveyance or conveyances in respect of the New Building to be constructed on the said property or part thereof for registration before the registering authority and to admit execution thereof.

26. To insure the New Building and fittings and fixtures against damages, fire, tempest, riots, civil commotion, floods, earthquakes, bomb blasts, malicious damage or destruction and against other risks as our Attorney may think sufficient to protect the interests of all concerned therein.

27. To ask for, receive and recover from all the Allottee(s) all consideration, charges, service charges and other charges and sums of moneys in respect of transfer of the saleable areas in the said New Building comprised in the said Development Agreement and the spaces to be constructed thereon, in any manner whatsoever and also on non-payment thereof to enter upon and restrain and/or and take legal steps for the recovery thereof as our Attorney may think fit.

28. To hand over and deliver possession of the saleable areas including units, parking spaces, etc. of the new buildings at the said property to such person or persons including the nominee/s and/or assign/s of the Attorney as it may in its absolute discretion think fit and proper.

29. To make necessary representations including filing of complaints and appeals before the Assessor & Collector, Kolkata Municipal Corporation and other concerned authorities including the Court of Competent Jurisdiction or




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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 purposes aforesaid and for giving full effect to the powers and authorities herein before contained, as fully and effectually as we could do in person.

AND GENERALLY to act as the Attorney in relation to the said property for and on our behalf to do and execute all instruments, acts, deeds, matters and things as fully and effectually as we could have done if personally present.

And We do hereby agree to ratify and confirm whatever the said Attorney shall do or purport to be done by virtue of these presents in or about the said property as aforesaid.

THE SCHEDULE ABOVE REFERRED TO:
(Said Property)

ALL THAT the piece and parcel of bastu land containing an area of 1 (one) Bigha 11 (eleven) Cottahs 9 (nine) Chittacks 35 (thirty five) Sq.Ft. be the same a little more or less **WHICH INCLUDES** the area covered by pond, measuring more or less 10 (ten) Cottahs 8 (eight) Chittacks 29 (twenty nine) Sq.Ft. **AND TOGETHER WITH** the pucca dwelling house with cemented floor erected thereon containing a built-up area of 7700 Sq. Ft. more or less consisting of 20 bedrooms, 10 drawing dining, 8 kitchens and 15 bathroom situated lying at and being the Premises No. 64/1/2, Khudiram Bose Sarani, Kolkata - 700 037 (formerly known as 64/1, Khudiram Bose Sarani and previous to that 64/1, Belgachia Road) within the Municipal limit of the Kolkata Municipal Corporation, Police Station - Ultadanga (formerly Chitpur), Post Office - Northern Avenue, under Assessee No.110030902671 and KMC Ward No.003, Additional District Sub-Registration Office Sealdah, Kolkata-700 037 and butted and bounded as follows :-

<u>ON THE NORTH</u>	:	By Municipal Road (38 feet wide);
<u>ON THE SOUTH</u>	:	By Premises No. 64/1, Khudiram Bose Sarani;
<u>ON THE EAST</u>	:	By Premises No. 64/1, Khudiram Bose Sarani;
<u>ON THE WEST</u>	:	By Khudiram Bose Sarani (103 feet wide);
<u>ZONE</u>	:	Milk Colony/Dutta Bagan More to Patipukur Bazar




District Sub-Registrar-II
Alipore, South 24 Parganas

IN WITNESS WHEREOF We, the Owners, have hereunto set and subscribed our respective hand and seal the day, month and year first above written.

SIGNED, SEALED AND DELIVERED by the said **OWNERS** at Kolkata in the presence of :

1. *Manoj Ghosh*
122/1R, S.N.M. Sarani,
Kolkata - 700026.

Raj K. Gandhi

(RAJ KUMAR GANDHI)

Jayshree Gandhi

(JAYSHREE GANDHI)

2. *Dipankar Sankar*
122/1R, S.N.M. Sarani
KOL - 700026

RICHA FISCAL SERVICES PVT. LTD

Vedant Gandhi

Director

(RICHA FISCAL SERVICES PRIVATE LIMITED)

ACCEPTED BY:

MANUSHREE DEVELOPERS LLP

Umesh Uyel
Designated Partner / Authorised Signatory

(MANUSHREE DEVELOPERS LLP)

MANUSHREE DEVELOPERS LLP

Lehna Pal
Designated Partner / Authorised Signatory























(MANUSHREE DEVELOPERS LLP)

Drafted by me
Atangir
Alipore Judges Court
Kol - 27
NB/1366/02




District Sub-Register-II
Alipore, South 24 Pargana


































SPECIMEN FORM FOR TEN FINGER PRINTS

PHOTO						
		Little	Ring	Middle	Fore	Thumb
		(Left Hand)				
		Thumb	Fore	Middle	Ring	Little
		(Right Hand)				
	<i>Raj kr Pandey</i>					
		Little	Ring	Middle	Fore	Thumb
		(Left Hand)				
						
		Thumb	Fore	Middle	Ring	Little
		(Right Hand)				
	<i>Jayshree Pandey</i>					
		Little	Ring	Middle	Fore	Thumb
		(Left Hand)				
						
		Thumb	Fore	Middle	Ring	Little
		(Right Hand)				



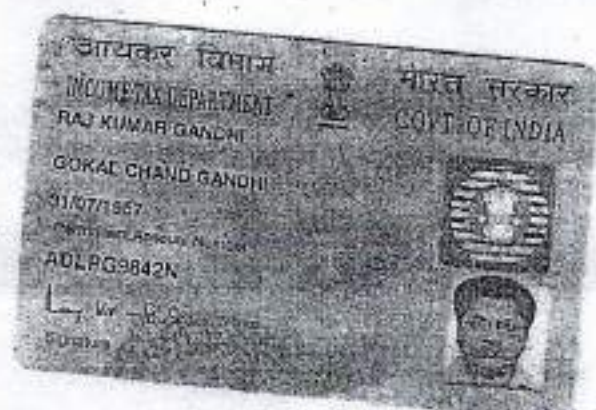

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SPECIMEN FORM FOR TEN FINGER PRINTS

	Vedant Gandhi					
Little		Ring	Middle	Fore	Thumb	
(Left Hand)						
						
Thumb		Fore	Middle	Ring	Little	
(Right Hand)						
	Kumar Nye					
Little		Ring	Middle	Fore	Thumb	
(Left Hand)						
						
Thumb		Fore	Middle	Ring	Little	
(Right Hand)						
	Rahul Jha					
Little		Ring	Middle	Fore	Thumb	
(Left Hand)						
						
Thumb		Fore	Middle	Ring	Little	
(Right Hand)						




District Sub-Register-II
Alipore, South 24 Pargana







ভারত সরকার
Unique Identification Authority of India
Government of India

Enrollment No. 1040/21053/03130

To
Raj Kumar Gandhi
2C
COVER ROAD
Ballygunge +
Kalyanagar
West Bengal - 700019

KL38437688PT
76493740

आधार क्रमांक / Your Aadhaar No. :
6956 3383 1863

আমার - সাধারণ মানুষের অধিকার




Government of India
 Raj Kumar Gargi
 Son of Ramprasad Gargi
 Father: Gopal Chand Gargi

www.pearsoned.com/uk
020 7320 4700

6956 3343 1863

সাধারণ - সাধারণ মানুষের অধিকার


 अधिकार
 Desai - Pandey



भारत सरकार
Ministry of Social Justice and Empowerment



उद्देश

- आधार पहिचान प्रमाण, नागरिकता प्रमाण नहीं है।
- पहिचान प्रमाण उपलब्धि प्रमाणीकरण द्वारा माह करता है।

INFORMATION

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

- आधार सारा देश मान्य।
- आधार पहिचान प्रमाण, नागरिकता प्रमाण नहीं है।
- आधार पहिचान प्रमाण उपलब्धि प्रमाणीकरण द्वारा माह करता है।
- Aadhaar is valid throughout the country.
- Aadhaar will be helpful in availing Government and Non-Government services in future.



भारत सरकार
Ministry of Social Justice and Empowerment

आधार पहिचान प्रमाण
Aadhaar Identification Number

ADDRESS: 30, COVER
KAD, Bangalore
Postcode: 560011
Phone: 700011

6966 3363 1363



स्थायी लेखा संख्या / PERMANENT ACCOUNT NUMBER
ADMPG2541B



नाम / NAME
JAYSHREE GANDHI

पिता का नाम / FATHER'S NAME
BALLABH FOMRA

जन्म तिथि / DATE OF BIRTH
12-09-1965

हस्ताक्षर / SIGNATURE

Jayshree Gandhi

B. Fomra

आयकर अधिकारी, प.प्र. ३३

COMMISSIONER OF INCOME TAX, W.B.

Jayshree Gandhi




ভারত সরকার
Government of India


জয়শ্রী গান্ধী
Jayshree Gandhi
পিতা : শিবরাজ ফর্মা
Father : Shivarajh Forna
জন্মতারিখ / DOB : 12/09/1965
মহিলা / Female



8725 2900 5581

আধার - সাধারণ মানবের অধিকার

Jayshree Gandhi



ভারতীয় অনিচ্ছা-প্রাধিকরণ
Unique Identification Authority of India

ঠিকানা:

২সি, ডোভার রোড, বালিগুঙ্গা,
কলকাতা, বালিগুঙ্গা, পশ্চিম বঙ্গ,
৭০০০১৯

Address:

2C, DOVER ROAD, Ballygunge,
Kolkata, Ballygunge, West Bengal,
700019

8725 2900 5581



1800 301 1547



help@uidai.gov.in



www.uidai.gov.in

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA



स्थायी लेखा संख्या कार्ड
Permanent Account Number Card

AACCR2630N



नाम / Name

RICHA FISCAL SERVICES PRIVATE LIMITED

निगमन/गठन की तारीख
Date of Incorporation / Formation

23/05/1990

10/2017
RICHA FISCAL SERVICES PVT. LTD.
Vedant Gandhi
Director

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

VEDANT GANDHI
RAJ KUMAR GANDHI
09/01/1997

Permanent Account Number

BPYPG5485B

Vedant Gandhi

Signature



Vedant Gandhi



ভারতীয় বৈশিষ্ট্য পরিচয় প্রাধিকার

ভারত সরকার

Unique Identification Authority of India
Government of India

রোলনম্বর আই ডি/Enrollment No.: 1040/19827/00745

To
(স্বাক্ষর করুন)
VEDANT GANDHI
2C DOVER ROAD
KOLKATA Ballygunge S.O
Ballygunge Kolkata
West Bengal 700019

MN180630789CF



আপনার আধার সংখ্যা/ Your Aadhaar No. :

2819 8131 5311

আধার - সাধারণ মানুষের অধিকার



ভারত সরকার
GOVERNMENT OF INDIA



স্বাক্ষর করুন
VEDANT GANDHI
পিতা : রাজ কুমার গান্ধী
Father : RAJ KUMAR GANDHI
জন্ম তারিখ / Year of Birth : 1997
লিঙ্গ / Male



2819 8131 5311

আধার - সাধারণ মানুষের অধিকার

Vedant Gandhi

Vedant Gandhi



आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

स्थायी लेखा संख्या कार्ड
Permanent Account Number Card

ABJFM9962F



नाम / Name
MANUSHREE DEVELOPERS LLP

04/1/2019

विवरण / गठन की तिथि
Date of Incorporation / Formation
01/10/2018

MANUSHREE DEVELOPERS LLP

Designated Partner / Authorised Signatory

MANUSHREE DEVELOPERS LLP

Designated Partner / Authorised Signatory

इस कार्ड को खोने/चुरने पर कृपया पुलिस को/हॉटलरों को
अवगत कर सेवा प्रदाता, एवं एन सी डी से
1 को मॉडल, नया दिल्ली
फ्लोर नं. 341, सूर्य नं. 997/8,
मोडल कॉलोनी, नया दिल्ली पोस्ट कोड नं. 110029
फोन - 411 0111

If this card is lost / someone's lost card is found,
please inform / return to :

Income Tax PAN Services Unit, NSDL,
341 Floor, Model Stadium,
Plot No. 341, Survey No. 997/8,
Model Colony, New Delhi (Bangalore Circle),
Pin - 110029.

Tel: 91-20-2721 8110, Fax: 91-20-2721 8031
e-mail: itnsdl@nsdl.co.in

भारत
सरकार

MANUSHREE DEVELOPERS LLP

Designated & other (Advanced) SIV

MANUSHREE DEVELOPERS LLP

1/1/1/1

Designated & other (Advanced) SIV

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

स्थायी लेखा संख्या कार्ड
Permanent Account Number Card

AGCPK9887R

नाम / Name
UMESH KYAL

पिता का नाम / Father's Name
GOVIND RAM KYAL

जन्म की तारीख / Date of Birth
13/06/1958

हस्ताक्षर / Signature

18112417

भारत सरकार
GOVERNMENT OF INDIA

उमेश कयल
Umesh Kyal

जन्म तारीख / DOB: 13/06/1958

पुरुष / MALE

3221 6780 6519

3221 6780 6519

मेरा आधर, मेरी पहचान
MERA AADHAAR, MERI PEHCHAN

भारतीय विशिष्ट पहचान प्राधिकरण
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

ठिकाना:
S/O गोविन्द राम कयल, ००सि,
साउथ एंड पार्क, लेक, कोलकाता,
कोलकाता,
पश्चिम बंगाल - 700029

Address
S/O Govind Ram Kyal,
30C, South End Park,
Lake, Kolkata, Kolkata,
West Bengal - 700029

1947
1800 300 1947

help@uidai.gov.in

www.uidai.gov.in

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

Umesh Kyal



आयकर विभाग
INCOME TAX DEPARTMENT
RAHUL KYAL
BALKRISHAN KYAL
19/03/1984
Permanent Account Number
AGHPK1359F
Signature
2002113

भारत सरकार
GOVT. OF INDIA

भारत सरकार
GOVERNMENT OF INDIA

राहुल कयाल
Rahul Kyal
जन्मदिन/DOB: 19/03/1984
पुरुष / MALE
7487 0793 4912

मेरा आधाार, मेरी पहचान
MERA AADHAAR, MERI PEHCHAN

भारतीय विशिष्ट पहचान प्राधिकरण
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

ठिकाना:
S/O बालकृष्ण कयाल, ३० ई. साउथ
एंड पार्क, कोलकाता, कोलकाता,
पश्चिमबंग - 700029

Address
S/O Balkrishan Kyal, 30
C, South End Park, Near
Gol Park, Kolkata,
Kolkata,
West Bengal - 700029

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1800 303 1847
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www.uidai.gov.in
P.O. Box No. 1847,
Bangalore-560 001

Rahul Kyal





IDENTITY CARD

ALIPORE BAR ASSOCIATION

(AFFILIATED UNDER BAR COUNCIL OF WEST BENGAL)

KOLKATA - 700 027

PHONE : CIVIL : 2479-9335/7330, CRIMINAL : 2479-1477



Card No. I/C/896

Name ALAMGIR REZA Advocate

Father's/Husband's name Jahangir Reza

Address 28/1, Judges Court Road
Kolkata- 700 027

Ph. No. 98319 60557

W.B. Bar Council Enrolment No. F-1194 / 03

Indranil Banerjee
SECRETARY

Alamgir Reza
26.8.2020





Government of West Bengal
Directorate of Registration & Stamp Revenue

FORM-1564

Miscellaneous Receipt

Visit Commission Case No / Year	1602000996/2020	Date of Application	26/08/2020
Query No / Year	16022000977609/2020		
Transaction	[0139] Sale, Development Power of Attorney		
Applicant Name of QueryNo	Mrs ARPITA MALLICK		
Stampduty Payable	Rs.75,020/-		
Registration Fees Payable	Rs.21/-		
Applicant Name of the Visit Commission	Mr A REZA		
Applicant Address	ALIPORE		
Place of Commission	12281 R , S N MAJUMDER SARANI KOL-26		
Expected Date and Time of Commission	26/08/2020 1:00 AM		
Fee Details	J1: 250/-, J2: 250/-, PTA-J(2): 0/-, Total Fees Paid: 500/-		
Remarks			





Government of West Bengal

Department of Finance (Revenue) , Directorate of Registration and Stamp Revenue
OFFICE OF THE D.S.R. - I | SOUTH 24-PARGANAS, District Name :South 24-Parganas
Signature / LTI Sheet of Query No/Year 16022000977609/2020

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

Sl No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
1	Mr RAJ KUMAR GANDHI 2C, Dover Road,, P.O:- Ballygunge, P.S:- Bullygunge, District:-South 24-Parganas, West Bengal, India, PIN - 700019	Principal			 26-08-2020
2	Mrs JAYSHREE GANDHI 2C, Dover Road,, P.O:- Ballygunge, P.S:- Bullygunge, District:-South 24-Parganas, West Bengal, India, PIN - 700019	Principal			 26-8-2020
3	Mr VEDANT GANDHI 2C, Dover Road, P.O:- Ballygunge, P.S:- Bullygunge, District:- South 24-Parganas, West Bengal, India, PIN - 700019	Representative of Principal [RICHA FISCAL SERVICE S PRIVATE LIMITED]			 26-8-2020



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

Sl No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
4	Mr UMESH KYAL 30C South End Park, P.O:- Sarat Bose Road, P.S:- Lake, District:-South 24-Parganas, West Bengal, India, PIN - 700029	Representative of Attorney [MANUSH REE DEVELOPERS LLP]			 26/8/2020
5	Mr RAHUL KYAL 30C South End Park, P.O:- Sarat Bose Road, P.S:- Lake, District:-South 24-Parganas, West Bengal, India, PIN - 700029	Representative of Attorney [MANUSH REE DEVELOPERS LLP]			 26/8/2020
Sl No.	Name and Address of identifier	Identifier of	Photo	Finger Print	Signature with date
1	Mr ALAMGIR REZA Son of Mr JAHANGIR REZA P.O:- Alipore, P.S:- Alipore, District:- South 24-Parganas, West Bengal, India, PIN - 700027	Mr RAJ KUMAR GANDHI, Mr JAYSHREE GANDHI, Mr VEDANT GANDHI, Mr UMESH KYAL, Mr RAHUL KYAL			 26.8.2020

(Samar Kumar Pramanick)
DISTRICT SUB-
REGISTRAR
OFFICE OF THE D.S.R. - I
I SOUTH 24-PARGANAS
South 24-Parganas, West
Bengal



7



Govt. of West Bengal
Directorate of Registration & Stamp Revenue
e-Challan

GRN: 19-202021-006816347-8

GRN Date: 26/08/2020 10:38:01

BRN : 4136309389605

SBI ePay txn No. : IGAJGNJBL0

Payment Mode : Net Banking-SELF

Payment Gateway SBI EPay-State Bank of India

BRN Date: 26/08/2020 10:39:31

SBI ePay txn Date. 26/08/2020 10:38:33

DEPOSITOR'S DETAILS

Name : MANUSHREE DEVELOPERS LLP Id No.: 2000977609/8/2020
Contact No. null
E-mail : Mobile No. +91 9830065307
Address : 1221R S N M SARANI KOLKATA 700026
User Type : Others

Query Year

PAYMENT DETAILS

Sl. No.	Identification No.	Head of A/C Description	Head of A/C	Amount[₹]
1	2000977609/8/2020	Property Registration- Registration Fees	0030-03-104-001-16	21
2	2000977609/8/2020	Property Registration- Stamp duty	0030-02-103-003-02	74920

Total Amount 74941

In Words : Rupees Seventy Four Thousand Nine Hundred Forty One Only.



Major Information of the Deed

Deed No :	I-1602-04742/2020	Date of Registration	08/09/2020
Query No / Year	1602-2000977609/2020	Office where deed is registered	
Query Date	18/08/2020 12:57:19 PM	1602-2000977609/2020	
Applicant Name, Address & Other Details	ARPITA MALLICK 11A, T. N. CHATTERJEE STREET, Thana : Baranagar, District : North 24-Parganas, WEST BENGAL, PIN - 700019, Mobile No. : 9836735622, Status : Advocate		
Transaction	Additional Transaction		
[0139] Sale, Development Power of Attorney	[4308] Other than Immovable Property, Agreement [No of Agreement : 2]		
Set Forth value	Market Value		
Rs. 2/-	Rs. 9,02,49,118/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 75,020/- (Article:48(g))	Rs. 53/- (Article:E, E)		
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :

District: South 24-Parganas, P.S:- Ultadanga, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Kshudiram Bose Sarani, Road Zone : (Milk Colony /Dutta Bagan More -- Patipukur Bazar) , , Premises No: 64/1/2, , Ward No: 003 Pin Code : 700037

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	1 Bigha 11 Katha 9 Chatak 35 Sq Ft	1/-	8,51,23,806/-	Width of Approach Road: 103 Ft., Adjacent to Metal Road,
Grand Total :				52.1583Dec	1 /-	851,23,806 /-	

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	7700 Sq Ft.	1/-	51,25,312/-	Structure Type: Structure
Gr. Floor, Area of floor : 7700 Sq.Ft., Residential Use, Cemented Floor, Age of Structure: 25 Years, Roof Type: Pucca, Extent of Completion: Complete					
Total :		7700 sq ft	1 /-	51,25,312 /-	



Principal Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	Mr RAJ KUMAR GANDHI Son of Mr Gokal Chand Gandhi 2C, Dover Road,, City:- , P.O:- Ballygunge, P.S:-Bullygunge, District:-South 24-Parganas, West Bengal, India, PIN:- 700019 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: ADxxxxxx2N, Aadhaar No: 69xxxxxxxx1863, Status :Individual, Executed by: Self, Date of Execution: 26/08/2020 , Admitted by: Self, Date of Admission: 26/08/2020 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 26/08/2020 , Admitted by: Self, Date of Admission: 26/08/2020 ,Place : Pvt. Residence
2	Mrs JAYSHREE GANDHI Wife of Mr Raj Kumar Gandhi 2C, Dover Road,, City:- , P.O:- Ballygunge, P.S:-Bullygunge, District:-South 24-Parganas, West Bengal, India, PIN:- 700019 Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: ADxxxxxx1B, Aadhaar No: 87xxxxxxxx5581, Status :Individual, Executed by: Self, Date of Execution: 26/08/2020 , Admitted by: Self, Date of Admission: 26/08/2020 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 26/08/2020 , Admitted by: Self, Date of Admission: 26/08/2020 ,Place : Pvt. Residence
3	RICHA FISCAL SERVICES PRIVATE LIMITED 310, Commercial Point, Premises No. 79, Lenin Sara, City:- Kolkata, , P.O:- Taltola, P.S:-Taltola, District:-Kolkata, West Bengal, India, PIN:- 700013 , PAN No.:: AAxxxxxx0N,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative

Attorney Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	MANUSHREE DEVELOPERS LLP 122/1R, Satyendranath Majumdar Sarani, City:- , P.O:- Kalighat, P.S:-Tollygunge, District:-South 24-Parganas, West Bengal, India, PIN:- 700026 , PAN No.:: ABxxxxxx2F,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	Mr VEDANT GANDHI Son of Mr RAJ KUMAR GANDHI 2C, Dover Road, City:- , P.O:- Ballygunge, P.S:-Bullygunge, District:-South 24-Parganas, West Bengal, India, PIN:- 700019, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: BPxxxxxx5B, Aadhaar No: 28xxxxxxxx5311 Status : Representative, Representative of : RICHA FISCAL SERVICES PRIVATE LIMITED (as Director)
2	Mr UMESH KYAL Son of Late Govind Ram Kyal 30C South End Park, City:- , P.O:- Sarat Bose Road, P.S:-Lake, District:-South 24-Parganas, West Bengal, India, PIN:- 700029, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AGxxxxxx7R, Aadhaar No: 32xxxxxxxx6519 Status : Representative, Representative of : MANUSHREE DEVELOPERS LLP (as Designated Partner)
3	Mr RAHUL KYAL (Presentant) Son of Mr Balkrishan Kyal 30C South End Park, City:- , P.O:- Sarat Bose Road, P.S:-Lake, District:-South 24-Parganas, West Bengal, India, PIN:- 700029, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AGxxxxxx9F, Aadhaar No: 74xxxxxxxx4912 Status : Representative, Representative of : MANUSHREE DEVELOPERS LLP (as Designated Partner)



Identifier Details :

Name	Photo	Finger Print	Signature
Mr ALAMGIR REZA Son of Mr JAHANGIR REZA City:- , P.O:- Alipore, P.S:-Alipore, District:-South 24-Parganas, West Bengal, India, PIN:- 700027			
Identifier Of Mr RAJ KUMAR GANDHI, Mrs JAYSHREE GANDHI, Mr VEDANT GANDHI, Mr UMESH KYAL, Mr RAHUL KYAL			





On 26-08-2020**Presentation(Under Section 52 & Rule 22A(3) 46(1),W.B. Registration Rules,1962)**

Presented for registration at 18:38 hrs on 26-08-2020, at the Private residence by Mr RAHUL KYAL ..

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 9,02,49,118/-

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

Execution is admitted on 26/08/2020 by 1. Mr RAJ KUMAR GANDHI, Son of Mr Gokal Chand Gandhi, 2C, Dover Road,, P.O: Ballygunge, Thana: Bullygunge, , South 24-Parganas, WEST BENGAL, India, PIN - 700019, by caste Hindu, by Profession Business, 2. Mrs JAYSHREE GANDHI, Wife of Mr Raj Kumar Gandhi, 2C, Dover Road,, P.O: Ballygunge, Thana: Bullygunge, , South 24-Parganas, WEST BENGAL, India, PIN - 700019, by caste Hindu, by Profession Business

Indetified by Mr ALAMGIR REZA, , Son of Mr JAHANGIR REZA, P.O: Alipore, Thana: Alipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Muslim, by profession Advocate

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

Execution is admitted on 26-08-2020 by Mr UMESH KYAL, Designated Partner, MANUSHREE DEVELOPERS LLP (LLP), 122/1R, Satyendranath Majumdar Sarani, City:- , P.O:- Kalighat, P.S:-Tollygunge, District:-South 24-Parganas, West Bengal, India, PIN:- 700026

Indetified by Mr ALAMGIR REZA, , Son of Mr JAHANGIR REZA, P.O: Alipore, Thana: Alipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Muslim, by profession Advocate

Execution is admitted on 26-08-2020 by Mr RAHUL KYAL, Designated Partner, MANUSHREE DEVELOPERS LLP (LLP), 122/1R, Satyendranath Majumdar Sarani, City:- , P.O:- Kalighat, P.S:-Tollygunge, District:-South 24-Parganas, West Bengal, India, PIN:- 700026

Indetified by Mr ALAMGIR REZA, , Son of Mr JAHANGIR REZA, P.O: Alipore, Thana: Alipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Muslim, by profession Advocate

Execution is admitted on 26-08-2020 by Mr VEDANT GANDHI, Director, RICHA FISCAL SERVICES PRIVATE LIMITED (Private Limited Company), 310, Commercial Point, Premises No. 79, Lenin Sara, City:- Kolkata, , P.O:- Taltola, P.S:-Taltola, District:-Kolkata, West Bengal, India, PIN:- 700013

Indetified by Mr ALAMGIR REZA, , Son of Mr JAHANGIR REZA, P.O: Alipore, Thana: Alipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Muslim, by profession Advocate



Samar Kumar Pramanick
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - I | SOUTH 24-
PARGANAS
South 24-Parganas, West Bengal

On 28-08-2020**Payment of Fees**

Certified that required Registration Fees payable for this document is Rs 53/- (E = Rs 21/- ,H = Rs 28/- ,M(b) = Rs 4/-) and Registration Fees paid by by online = Rs 21/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 26/08/2020 10:39AM with Govt. Ref. No: 192020210068163478 on 26-08-2020, Amount Rs: 21/-, Bank: SBI EPay (SBlePay), Ref. No. 4136309389605 on 26-08-2020, Head of Account 0030-03-104-001-16



Payment of Stamp Duty

- * Certified that required Stamp Duty payable for this document is Rs. 75,020/- and Stamp Duty paid by online = Rs 74,920/-
- * Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
- * Online on 26/08/2020 10:39AM with Govt. Ref. No: 192020210068163478 on 26-08-2020, Amount Rs: 74,920/-, Bank: SBI EPay (SBlePay), Ref. No. 4136309389605 on 26-08-2020, Head of Account 0030-02-103-003-02



Samar Kumar Pramanick
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - I | SOUTH 24-
PARGANAS
South 24-Parganas, West Bengal

On 08-09-2020**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.

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 53/- (E = Rs 21/- ,H = Rs 28/- ,M(b) = Rs 4/-) and Registration Fees paid by Cash Rs 32/-

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 75,020/- and Stamp Duty paid by Stamp Rs 100/-
Description of Stamp

1. Stamp: Type: Impressed, Serial no 1042173, Amount: Rs.100/-, Date of Purchase: 15/02/2020, Vendor name: I CHAKRABORTY



Samar Kumar Pramanick
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - I | SOUTH 24-
PARGANAS
South 24-Parganas, West Bengal



Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1602-2021, Page from 268220 to 268254

being No 160204742 for the year 2020.



Sa

Digitally signed by Samar kumar
pramanick

Date: 2021.08.27 11:43:48 +05:30

Reason: Digital Signing of Deed.

(Samar Kumar Pramanick) 2021/08/27 11:43:48 AM
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - I | SOUTH 24-PARGANAS
West Bengal.



(This document is digitally signed.)