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1-14323/19



पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

245254/19

AC 759926

Certified that the document is admitted to registration. The ... sheet / sheet's & the ... sheet's attached with this document's are the part of this document.

*[Signature]*  
Additional District Sub-Registrar  
Rajarhat New town, North 24-Pgs.

02 DEC 2019

**DEVELOPER'S POWER OF ATTORNEY UNDER REGISTERED DEVELOPMENT AGREEMENT**

KNOW ALL TO WHOM THESE PRESENTS SHALL COME I MR. Banu Das alias Benu Das (Having PAN: ALGPD2162D & Aadhaar No: 2949 4590 4104), S/o Bhagwan Chandra Das, by Occupation: Business, residing at K.D./1, Aswini Nagar, P.O: Aswini Nagar, P.S.: Rajarhat at present New Town P.S., Kolkata – 700 059, District: North 24 Parganas, hereinafter call and referred to as the "PRINCIPAL" hereby SEND GREETINGS THAT:



২৬-৭৪

নং..... মূল ২০০৮

ক্রেতা.....

মার.....

ASTDURGA CONSTRUCTION PVT. LTD.  
Dwarka Vedmani, AD-169, Salt Lake, Sec-1  
Kolkata-700 064

এ. ডি. এস. আর. অফিস, মগরাহাট  
দক্ষিণ ২৪ পরগণা  
ভেণ্ডার : আসাদুর রহমান

তার..... স্বাক্ষর

25 NOV 2019



Additional District Sub-Registrar  
Belcherhat, New Town, North 24-Pgs

2 DEC 2019

WHEREAS the Principal is the Owner of All That Sali Land total admeasuring 02 (Two) Cottahs, be the same a little more or less comprised in part of R.S. as well L.R. Dag No. 590, lying and situate at Mouza: Sulanguri, with common easement rights on and over 12' feet wide Common Passage and all the rights, properties, benefits easement and appurtenances in connection thereto, under and part of R.S. Khatian No. 228 corresponding to L.R. Kri-Khatian Nos. 380, 173, & T.R.67 at present recorded in the name of the owner herein under L.R. Khatian No. 1326, Police Station: New Town formerly Rajarhat P.S., District: North 24 Parganas. morefully described in the Schedule written hereunder and hereinafter for the sake of brevity referred to as the "SAID LAND"/"SAID PROPERTY" and the Principal herein is and possessed of and or well and sufficiently entitle to the 'Said Land' as the rayoti Owner under the State Government without any interruptions and or obstructions by or from any person or of and from any corner whatsoever;

WHEREAS I, the Executant herein being the absolute Owner of the "SAID LAND"/"SAID PROPERTY", having my marketable right, title, interest and physical possession thereof, by a Registered Development Agreement executed by us as the OWNER/PARTY OF THE FIRST PART and M/S. ASTDURGA CONSTRUCTION PVT. LTD. a Company incorporated under Indian Companies Act, 1956 having its registered office at Dwarka Vedmani, AD-169, Sector-1, Salt Lake City, Kolkata 700 064, being represented by one of its Directors SRI SANJAY GUPTA, son of Sri Gopal Prasad Gupta, by faith Hindu, by occupation Business, by nationality : Indian, residing at Dwarka Vedmani, AD-169, Sector-1, Salt Lake City, Kolkata 700 064, as the DEVELOPER/BUILDER/PARTY OF THE SECOND PART therein on the 20<sup>th</sup> day of November 2019, I have agreed to develop my "Said Property" under the Schedule hereto through the said DEVELOPER/BUILDER on the terms and conditions contained in the said Development or otherwise Joint Venture Agreement executed by and between us, i.e. the Executant/ Owner in First Part and the said Developer/Builder on the Second Part.

AND WHEREAS to give true effect to the said Development Agreement and for proper implementation to the terms and conditions thereof, it is necessary to give a Power of Attorney to the said DEVELOPER/BUILDER to enable it to get the requisite exemption, permission, sanction etc: from the appropriate and/or competent authorities for smooth execution of the Development work in the "Schedule Property" and also for selling of the units, flats, car parking spaces and other portions in the new buildings proposed to be constructed on my said land under the schedule hereto and also for all other practical purposes in terms of the said Development Agreement executed in between us and the said Developer on the 20<sup>th</sup> day of November 2019 duly registered at the Office of the Additional District Sub Registrar Rajarhat, North 24 Parganas vide Deed No. 13727 for the year 2019.

AND WHEREAS by dint of the terms and conditions of said Development Agreement, the said DEVELOPER/BUILDER has requested me to execute and grant the said Power



Additional District Sub-Registrar,  
Kharhat, New Town, North 24-Parganas

2 DEC 2019



of Attorney in favour of the DEVELOPER/BUILDER which I do hereby under this presence.

AND ALSO WHEREAS in terms of the said registered Development Agreement executed by me as being the Land Owner in First Part and said "**M/S. ASTDURGA CONSTRUCTION PVT. LTD.**" being the Developer on the Second Part, it is condition precedent to authorize the said DEVELOPER/BUILDER i.e. the said "**M/S. ASTDURGA CONSTRUCTION PVT. LTD.**" for proper execution of construction work in the Schedule hereunder written and as such I, **MR. BANU DAS** the **PRINCIPAL** herein do hereby nominate, constitute and appoint **1) M/S. ASTDURGA CONSTRUCTION PVT. LTD.**, a Company incorporated under Indian Companies Act, 1956 having its registered office at Dwarka Vedmani, AD-169, Sector-1, Salt Lake City, Kolkata 700 064, **2) SRI SANJAY GUPTA**, son of Sri Gopal Prasad Gupta, by faith Hindu, by occupation Business, by nationality: Indian, residing at Dwarka Vedmani, AD-169, Sector-1, Salt Lake City, Kolkata 700 064, the Director of said **M/S. ASTDURGA CONSTRUCTION PVT. LTD.**" hereinafter referred to as the Developer/Builder to be my true and lawful Attorney/s to do, execute and perform jointly or severally all or any of the following acts, deeds, matters and things namely : -

1. To enter into hold and defend possession of the said land and every part thereof also to manage maintain and administer the Said Land/Said Property and every part thereof.
2. To sign, execute and submit all plans documents statements papers undertaking, declarations and plans as may be required for having the plan sanctioned and/or the sanction plans modified and/or altered by the concerned Local Body and other Authority Concerned.
3. To appear and represent me before all above necessary authorities including local Gram Panchayet, Zilla Parishad, Airport Authority of India, Metropolitan Development Authority, N.K.D.A, HIDCO, Fire Brigade, West Bengal Police, the Competent Authority under the Urban Land (Ceiling and regulation) Act, 1976 and Government of West Bengal in connection with the sanction and modification and/or alteration of plans.
4. To pay fees, obtain 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 Engineers, Architects and other Agents sub-Contractors for the aforesaid purpose as the said Attorney/s shall think fit and proper.
5. To Develop the said property by making construction of such type of building or building thereon as the said Attorney/s may deem fit and proper and for that purpose to



Additional District Sub-Registrar  
Balerhat, New Town, North 24-Pgs

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take down demolish and/or remove any house building and/or structure of whatsoever nature on the premises if there any.

6. To appoint and engage on my behalf Surveyors, Pleaders, Advocates or Solicitors wherever and whenever my said Attorney/s shall think fit and proper to do so discharge and/or terminate his or their appointments at it's own discretion.

7. 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 dis-connected the same and for that purpose to sign execute and submit all papers applications documents and plans to do all other acts, deeds and things as may be deemed fit and proper by the said Attorney.

8. To give undertakings, assurances and indemnities, so may be required for the purposes aforesaid.

9. To apply for and obtain mutation, conversion, amalgamation, separation, updation, correction, modification, alteration or other recording in respect of the Subject Property or any part thereof and from the B. L. & L. R. O., the D. L. & L. R. O., Gram Panchayet, Zilla Parishad, Metropolitan Development Authority, N.K.D.A, Collector, District Magistrate, including (ADM), Airport Authority of India and any other appropriate authorities as may be deemed fit and proper by the said Attorney/s.

10. To commence prosecute, enforce, defend, answer and oppose all actions and other legal proceedings and demands touching any of the matters concerning said property or any part thereof including relating to acquisition and/or requisition and/or in respect of the said property or any part thereof and if think fit to compromise settle refer to arbitration, abandon, submit to judgment or become non-suited in any such action or proceedings as aforesaid before any Court Civil, Criminal or Revenue, Tribunals including the Hon'ble High Court Kolkata.

11. To receive compensation payable in respect of any acquisition and/or requisition of the said property or any part thereof.

12. To file and defend suits, cases, appeals, applications and whatever nature for and on behalf of or to be instituted preferred by or against any person or persons in respect of the said property and also to present and prosecute writ application in respect thereof.

13. 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 therewith.



Additional District Sub-Registrar  
Rajshahi, New Town, North 24 Pgs

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14. To deposit and withdraw fees documents and moneys in and from any court or courts and/or other person or persons or authority and give valid receipts and discharge therefore.

on Developer's Allocation

15. To negotiate for sale, lease and or transfer of the 'Said Property' and/ or undivided share or specified shares thereof and to enter into any Agreement/s at any price and with such purchaser/s and/or other persons my said Attorney/s shall deem fit and proper and to receive earnest money and/or part and/or full consideration thereunder and also to fulfill and enforce mutual obligations thereto within "Developer's Allocations" only.

16. To grant "Consent" and "No Objection Certificate" and permit to Transferees of Units, Parking Spaces and other Transferable Areas to take loans from any Banks or Financial Institutions.

17. To settle the price against suitable terms at my Attorney's sole discretion and to sign and execute any Agreement for Sale, Deed of Mortgage, Deed of Lease for any part or portion of the said properties in favour of any intending purchaser or purchasers, financial institute and/or of lessee or lessees and upon entering into such agreement to receive consideration money partly or fully and to give valid receipt and discharge for the same at the exclusive discretion of my said Attorney/s but only in respect of the flats, units and the portions under the "Developer's Allocations" in the proposed building/s within the proposed Housing Enclave togetherwith undivided proportionate share of the Said Land under the Schedule hereto as per terms and conditions of the aforesaid Development Agreement.

18. Upon such receipt of consideration in full to prepare, sign, execute and register all such Conveyance and/or Conveyances, Deed of Transfer, Deed of Lease and/or any such Deeds and Documents in favour of any such purchasers, mortgagees and/or lessees as the case may be and execution and registration of such Deeds to Transfer and convey the rights, title and interest of the entire "Developer's Allocations" out of the Schedule property and / or any portion thereof.

19. To present any or all such Conveyances, Deed of Transfers, and to rectify by Deed of Rectifications and / or any other Deeds or Documents in respect of the Said Properties before the Registrar of Assurances, Kolkata, concerning Sub-Registrar, District Registrar, Additional District Sub-Registrar for registration, to admit and execution and upon receipt of consideration to sign and execute such Deed or Deeds and have the said Conveyances and/or said Deeds and Documents registered and to do all such acts Deeds, things and matters which my said attorneys shall consider proper and necessary for conveying my said properties or any portion thereof in respect of "Developer's Allocations" only.

20. To raise necessary finances including finance from any financial institution or any other authority or authorities or Financial Institution/s and/or Banks and to create



Additional District Sub-Registrar  
Mahasarakham, New Town, North 24-Pgs

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mortgage or any other lien over the land or developed properties by executing registered Deed of Mortgage and/or keeping the title documents of land as security in favour of the Lender.

21. For allow any of the purpose hereinbefore stated to appear and represent me before all authorities having jurisdiction and to sign, execute and submit papers and documents jointly or severally.

AND GENERALLY to acts as my Sole Attorney or Agent in relation to all matters touching my said land and proposed building/s and on my behalf to do and execute all, instruments, acts, matters, deeds and things as fully and effectually as we would do if personally present; AND I the above named Principals do hereby ratify and confirm and agreed to ratify and confirm all and whatsoever my said Attorney/s shall lawfully do or cause to be done in or about the "Said Property" described in the Schedule hereunder.

Be it mentioned hereto that this General Power of attorney in relation to the aforesaid registered Development agreement executed by me and the said Developer/Builder shall be read and interpreted analogously considering both the documents a single document and transaction for its legal interpretation.

**THE SCHEDULE ABOVE REFERRED TO:**  
**(THE SAID LAND/SAID PROPERTY OWNED BY THE PRINCIPAL HEREIN)**

ALL THAT piece or parcel of Sali Land being Plot No. 12 of a Master Scheme Plan, measuring an area of 02 (One) Cottahs, be the same a little more or less comprised in part of R.S. as well L.R. Dag No. 590, lying and situate at Mouza: Sulanguri, J.L No. 22, Touji No. 178 with common easement rights on and over 12' feet wide Common Passage and all the rights, properties, benefits easement and appurtenances in connection thereto, under and part of R.S. Khatian No. 228 corresponding to L.R. Kri-Khatian Nos. 380, 173, & T.R.67 at present recorded in the name of the owner herein under L.R. Khatian No. 1326, Police Station: New Town formerly Rajarhat P.S., within local limit of Jyangra-Hatiyara Gram Panchyet-II, Sub-Registration Office: Additional District Sub-Registrar, Bidhannagar at present under A.D.S.R Rajarhat, New Town, District: North 24 Parganas. The said Plot is butted and bounded as follows:

|              |                                                                                |
|--------------|--------------------------------------------------------------------------------|
| ON THE NORTH | : By partly Plot No.13 & partly 12' (3'+6'+3') feet wide kacha common passage; |
| ON THE SOUTH | : By part of L.R. Dag No. 590;                                                 |
| ON THE EAST  | : By Scheme Plot No. 11;                                                       |
| ON THE WEST  | : By part of L.R. Dag No. 590;                                                 |



Additional District Sub-Registrar  
Alachhat, New Town, North 24-Pgs

2 DEC 2019



**IN WITNESSES WHERE OF** the above named PRINCIPAL in participation of my said Attorney have executed these presents on this the 2<sup>nd</sup> day of December in the year Two Thousand Nineteen.

**WITNESSES:-**

1. Sumit Sinha  
S/o. Late Sandip Sinha  
171/B, A.P.C Road,  
Post Office: Shyambazar,  
Police Station: Shyampukur,  
Kolkata - 700 004.

Benu Das  
alias

2. Sporika Das  
S/o Late Kartick Das  
21/55/1 Canal East Road  
P.O - Ultadanga  
P.S - Maniktala  
Kolkata - 700067

Benu Das

\_\_\_\_\_  
PRINCIPAL

ASTDURGA CONSTRUCTION PVT. LTD.

[Signature]  
Director

\_\_\_\_\_  
ATTORNEY

Drafted by:

[Signature]  
Advocate  
(Ber. no. WB/713/78)



Additional District Sub-Registrar  
Bahar, New Town, North 24 Pgs

2 DEC 2019

## SPECIMEN FORM FOR TEN FINGER PRINTS

| Signature of the<br>Executants/Presentants                                                                | LEFT HAND                                                                           |                                                                                     |                                                                                      |                                                                                       |                                                                                       |
|-----------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------|
|                                                                                                           | Little                                                                              | Ring                                                                                | Middle                                                                               | Fore                                                                                  | Thumb                                                                                 |
| <br>Benu Das<br>Benu Das |    |    |    |    |    |
|                                                                                                           | RIGHT HAND                                                                          |                                                                                     |                                                                                      |                                                                                       |                                                                                       |
|                                                                                                           | Thumb                                                                               | Fore                                                                                | Middle                                                                               | Ring                                                                                  | Little                                                                                |
|                                                                                                           |    |    |    |    |    |
| <br><i>[Signature]</i>  |   |   |   |   |   |
|                                                                                                           | RIGHT HAND                                                                          |                                                                                     |                                                                                      |                                                                                       |                                                                                       |
|                                                                                                           | Thumb                                                                               | Fore                                                                                | Middle                                                                               | Ring                                                                                  | Little                                                                                |
|                                                                                                           |  |  |  |  |  |
|                                                                                                           | LEFT HAND                                                                           |                                                                                     |                                                                                      |                                                                                       |                                                                                       |
|                                                                                                           | Little                                                                              | Ring                                                                                | Middle                                                                               | Fore                                                                                  | Thumb                                                                                 |
|                                                                                                           |                                                                                     |                                                                                     |                                                                                      |                                                                                       |                                                                                       |
|                                                                                                           | RIGHT HAND                                                                          |                                                                                     |                                                                                      |                                                                                       |                                                                                       |
|                                                                                                           | Thumb                                                                               | Fore                                                                                | Middle                                                                               | Ring                                                                                  | Little                                                                                |
|                                                                                                           |                                                                                     |                                                                                     |                                                                                      |                                                                                       |                                                                                       |





Additional District Sub-Registrar  
Alwar, New Town, North 24-Pgs

02 DEC 2019

## Major Information of the Deed

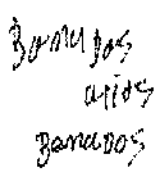
|                                                                                   |                                                                                                                                                                                                        |                                                |            |
|-----------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------|------------|
| Deed No :                                                                         | I-1523-14323/2019                                                                                                                                                                                      | Date of Registration                           | 02/12/2019 |
| Query No / Year                                                                   | 1523-1000245254/2019                                                                                                                                                                                   | Office where deed is registered                |            |
| Query Date                                                                        | 25/11/2019 11:57:46 AM                                                                                                                                                                                 | A.D.S.R. RAJARHAT, District: North 24-Parganas |            |
| Applicant Name, Address & Other Details                                           | SANJAY GUPTA<br>DWARKA VEDMANI AD-169 SEC I SALT LAKE CITY, Thana : North Bidhannagar,<br>District : North 24-Parganas, WEST BENGAL, PIN - 700064, Mobile No. : 9836088411,<br>Status : Buyer/Claimant |                                                |            |
| Transaction                                                                       | Additional Transaction                                                                                                                                                                                 |                                                |            |
| [0138] Sale, Development Power of Attorney after Registered Development Agreement | [4308] Other than Immovable Property, Agreement [No of Agreement : 2]                                                                                                                                  |                                                |            |
| Set Forth value                                                                   | Market Value                                                                                                                                                                                           |                                                |            |
|                                                                                   | Rs. 16,50,000/-                                                                                                                                                                                        |                                                |            |
| Stampduty Paid(SD)                                                                | Registration Fee Paid                                                                                                                                                                                  |                                                |            |
| Rs. 100/- (Article:48(g))                                                         | Rs. 21/- (Article:E, E)                                                                                                                                                                                |                                                |            |
| Remarks                                                                           | Development Power of Attorney after Registered Development Agreement of [Deed No/Year]:- 152313727/2019                                                                                                |                                                |            |

### Land Details :

District: North 24-Parganas, P.S:- Rajarhat, Gram Panchayat: JANGRAHATIARA-II, Mouza: Sulanguri, Pin Code : 700159

| Sch No        | Plot Number | Khatian Number | Land Use Proposed | ROR   | Area of Land | SetForth Value (In Rs.) | Market Value (In Rs.) | Other Details                                       |
|---------------|-------------|----------------|-------------------|-------|--------------|-------------------------|-----------------------|-----------------------------------------------------|
| L1            | LR-590      | LR-1326        | Bastu             | Shali | 2 Katha      |                         | 16,50,000/-           | Width of Approach Road: 12 Ft., ,<br>Project Name : |
| Grand Total : |             |                |                   |       | 3.3Dec       | 0 /-                    | 16,50,000 /-          |                                                     |

### Principal Details :

| SI No | Name,Address,Photo,Finger print and Signature                                                                                                                                                                                                                                                                                                                                                  |                                                                                     |                                                                                     |                                                                                       |
|-------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------|
| 1     | <b>Name</b>                                                                                                                                                                                                                                                                                                                                                                                    | <b>Photo</b>                                                                        | <b>Finger Print</b>                                                                 | <b>Signature</b>                                                                      |
|       | Mr Banu Das, (Alias: Mr Benu Das)<br>Son of Late Bhagwan Chandra Dasby<br>Executed by: Self, Date of Execution: 02/12/2019<br>, Admitted by: Self, Date of Admission: 02/12/2019 ,Place : Office                                                                                                                                                                                               |  |  |  |
|       |                                                                                                                                                                                                                                                                                                                                                                                                | 02/12/2019                                                                          | 02/12/2019                                                                          | 02/12/2019                                                                            |
|       | K.D./1, Asiwini Nagar, P.O:- Deshbandhu Nagar, P.S:- Baguiati, District:-North 24-Parganas, West Bengal, India, PIN - 700059 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: ALGPD2162D, Aadhaar No: 29xxxxxxxx4105, Status :Individual, Executed by: Self, Date of Execution: 02/12/2019<br>, Admitted by: Self, Date of Admission: 02/12/2019 ,Place : Office |                                                                                     |                                                                                     |                                                                                       |

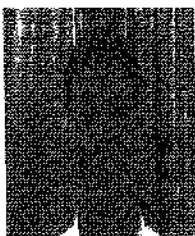
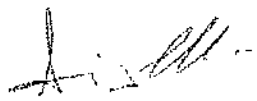




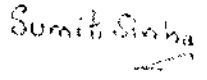
**Attorney Details :**

| Sl No | Name,Address,Photo,Finger print and Signature                                                                                                                                                                                                                                                                             |
|-------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 1     | <b>ASTDURGA CONSTRUCTION PRIVATE LIMITED</b><br>Dwarka Vedmani, AD-169, Salt Lake City,<br>Sector-I, P.O:- Bidhannagar, P.S:- North Bidhannagar, District:-North 24-Parganas, West Bengal, India, PIN - 700064 , PAN No.:: AALCA5946M,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative |

**Representative Details :**

| Sl No                                                                                                                                                                                                                                                                                                                                                                                            | Name,Address,Photo,Finger print and Signature                                                                                                                                                                             |                                                                                   |                                                                                   |                                                                                     |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------|-----------------------------------------------------------------------------------|-------------------------------------------------------------------------------------|
| 1                                                                                                                                                                                                                                                                                                                                                                                                | Name                                                                                                                                                                                                                      | Photo                                                                             | Finger Print                                                                      | Signature                                                                           |
|                                                                                                                                                                                                                                                                                                                                                                                                  | <b>Mr SANJAY GUPTA</b><br><b>(Presentant )</b><br>Son of Mr Gopal Prasad Gupta<br>Date of Execution -<br>02/12/2019, , Admitted by:<br>Self, Date of Admission:<br>02/12/2019, Place of<br>Admission of Execution: Office |  |  |  |
|                                                                                                                                                                                                                                                                                                                                                                                                  |                                                                                                                                                                                                                           | Dec 2 2019 4:20PM                                                                 | LT<br>02/12/2019                                                                  | 02/12/2019                                                                          |
| Dwarka Vedmani, AD-169, Salt Lake City,<br>Sector-I, P.O:- Bidhannagar, P.S:- North Bidhannagar, District:-North 24-Parganas, West Bengal, India,<br>PIN - 700064, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.::<br>ADRP6327Q, Aadhaar No: 70xxxxxxxx7284 Status : Representative, Representative of : ASTDURGA<br>CONSTRUCTION PRIVATE LIMITED (as Director) |                                                                                                                                                                                                                           |                                                                                   |                                                                                   |                                                                                     |

**Identifier Details :**

| Name                                                                                                                                                           | Photo                                                                               | Finger Print                                                                         | Signature                                                                             |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------|
| <b>Mr SUMIT SINHA</b><br>Son of Late SANDIP SINHA<br>171/B A P C ROAD, P.O:- SHYAMBAZAR, P.S:- Shyampukur, District:-Kolkata, West Bengal, India, PIN - 700004 |  |  |  |
|                                                                                                                                                                | 02/12/2019                                                                          | 02/12/2019                                                                           | 02/12/2019                                                                            |

Identifier Of Mr Banu Das, Mr SANJAY GUPTA

**Transfer of property for L1**

| Sl.No | From        | To. with area (Name-Area)                     |
|-------|-------------|-----------------------------------------------|
| 1     | Mr Banu Das | ASTDURGA CONSTRUCTION PRIVATE LIMITED-3.3 Dec |



## Land Details as per Land Record

District: North 24-Parganas, P.S:- Rajarhat, Gram Panchayat: JANGRAHATIARA-II, Mouza: Sulanguri, Pin Code : 700159

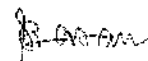
| Sch No | Plot & Khatian Number                  | Details Of Land                                                                                         | Owner name in English as selected by Applicant |
|--------|----------------------------------------|---------------------------------------------------------------------------------------------------------|------------------------------------------------|
| L1     | LR Plot No:- 590, LR Khatian No:- 1326 | Owner:বেনু দাস, Gurdian:ভগবান চন্দ্র দা,<br>Address:নিজ , Classification:শালি,<br>Area:0.03000000 Acre, | Owner Name not selected by applicant.          |

Endorsement For Deed Number : I - 152314323 / 2019

On 25-11-2019

**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 16,50,000/-



Sanjoy Basak  
ADDITIONAL DISTRICT SUB-REGISTRAR  
OFFICE OF THE A.D.S.R. RAJARHAT  
North 24-Parganas, West Bengal

On 02-12-2019

**Certificate of Admissibility(Rule 43,W.B. Registration Rules 1962)**

Admissible under rule 21 of West Bengal Registration Rule, 1962 duly stamped under schedule 1A, Article number : 48 (g) of Indian Stamp Act 1899.

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

Presented for registration at 15:23 hrs on 02-12-2019, at the Office of the A.D.S.R. RAJARHAT by Mr SANJAY GUPTA ,

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

Execution is admitted on 02/12/2019 by Mr Banu Das, Alias Mr Benu Das, Son of Late Bhagwan Chandra Dasby, K.D./1, Asiwin Nagar, P.O: Deshbandhu Nagar, Thana: Bagulati, , North 24-Parganas, WEST BENGAL, India, PIN - 700059, by caste Hindu, by Profession Business

Indetified by Mr SUMIT SINHA, , Son of Late SANDIP SINHA, 171/B A P C ROAD, P.O: SHYAMBAZAR, Thana: Shyampukur, , Kolkata, WEST BENGAL, India, PIN - 700004, by caste Hindu, by profession Business

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

Execution is admitted on 02-12-2019 by Mr SANJAY GUPTA, Director, ASTDURGA CONSTRUCTION PRIVATE LIMITED, Dwarka Vedmani, AD-169, Salt Lake City, Sector-I, P.O:- Bidhannagar, P.S:- North Bidhannagar, District-North 24-Parganas, West Bengal, India, PIN - 700064

Indetified by Mr SUMIT SINHA, , Son of Late SANDIP SINHA, 171/B A P C ROAD, P.O: SHYAMBAZAR, Thana: Shyampukur, , Kolkata, WEST BENGAL, India, PIN - 700004, by caste Hindu, by profession Business

**Payment of Fees**

Certified that required Registration Fees payable for this document is Rs 21/- ( E = Rs 21/- ) and Registration Fees paid by Cash Rs 21/-

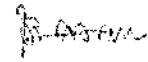




**Payment of Stamp Duty**

Certified that required Stamp Duty payable for this document is Rs. 70/- and Stamp Duty paid by Stamp Rs 100/-  
Description of Stamp

1. Stamp: Type: Impressed, Serial no 2874, Amount: Rs.100/-, Date of Purchase: 25/11/2019, Vendor name: ASADUR  
RAHAMAN



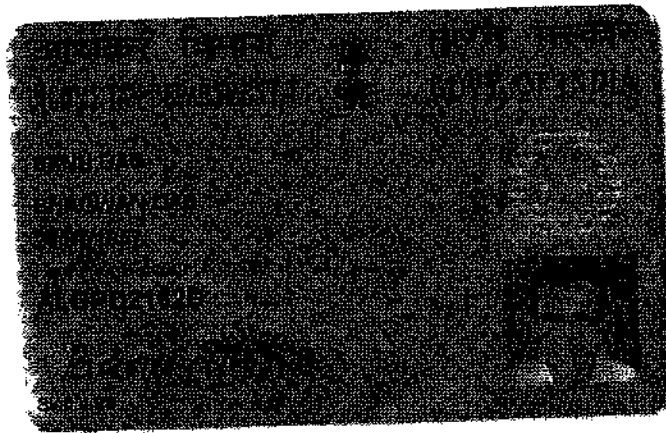
**Sanjoy Basak**  
**ADDITIONAL DISTRICT SUB-REGISTRAR**  
**OFFICE OF THE A.D.S.R. RAJARHAT**  
**North 24-Parganas, West Bengal**



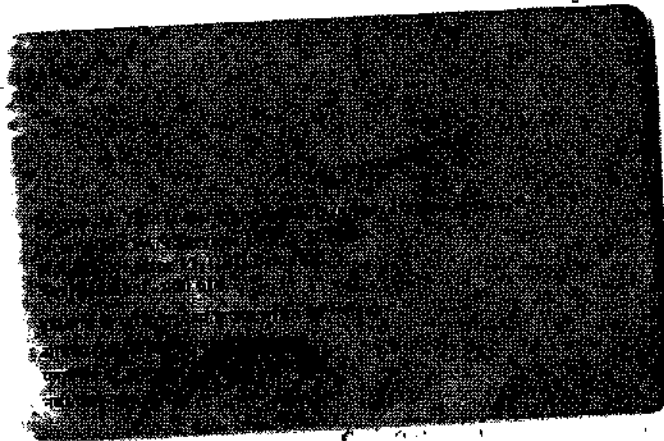








Bonu Dos



2007/08





Government of India

## তথ্য

- আধার পরিচয়ের প্রমাণ, নাগরিকত্বের প্রমাণ নয়।
- পরিচয়ের প্রমাণ অনলাইন অথেনটিকেশন দ্বারা প্রাপ্ত করুন।

## INFORMATION

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

■ আধার সারা দেশে মান্য।

■ আধার ভবিষ্যতে সরকারী ও বেসরকারী পরিসেবা প্রাপ্তির সহায়ক হবে।

■ Aadhaar is valid throughout the country.

■ Aadhaar will be helpful in availing Government and Non-Government services in future.

7790022



ঠিকানা:

৪০/৪১, মতিলাল বসাক লেন,  
কলিকাতা-৭০০০৫৪, পশ্চিমবঙ্গ,  
৭০০০৫৪

Address:

40/41, MOTILAL BASAK  
LANE, Kankurgachi S.O,  
Kankurgachi, Kolkata, West  
Bengal, 700054



help@uidai.gov.in



www.uidai.gov.in

P.O. Box No. 1337,  
Bangalore-560 001



## ভারত সরকার

Unique Identification Authority of India

ডালিকাভুক্তির আই ডি/Enrollment No.: ID40/19744/40776

To  
(বনু দাস)  
Banu Das  
40/41 MOTILAL BASAK LANE  
Kankurgachi S.O  
Kankurgachi Kolkata  
West Bengal 700054



7790022

MN077900221DF



আপনার আধার সংখ্যা/ Your Aadhaar No. :

**2949 4590 4104**

আধার - সাধারণ মানুষের অধিকার



সংসদ-সংসদ  
GOVERNMENT OF INDIA

(বনু দাস)

Banu Das

পিতা : হি.দাস

Father : B.DAS

জন্ম তারিখ / Year of Birth : 1958

সুন্দর / Male



**2949 4590 4104**

আধার - সাধারণ মানুষের অধিকার



BANER DOR















ভারত সরকার

ভারত সরকার

Unique Identification Authority of India  
সংসদে নিযুক্ত

ভারত সরকার আই ডি/Enrollment No.: 1040/19858/32834

To  
সুমিত সিনহা  
Sumit Sinha  
171/B ACHARYA PRAFULLA CHANDRA ROAD  
Shyambazar Mail S.O  
Shyambazar Mail Kolkata  
West Bengal 700004

19980251  
MN199802515DF



আপনার আধার সংখ্যা/ Your Aadhaar No. :

**8321 1432 1920**

আধার - সাধারণ মানুষের অধিকার



ভারত সরকার  
GOVERNMENT OF INDIA



সুমিত সিনহা  
Sumit Sinha  
পিতা : সন্দীপ সিনহা  
Father : SANDIP SINHA  
জন্ম বার্ষিক / Year of Birth : 1982  
পুরুষ / Male



**8321 1432 1920**

আধার - সাধারণ মানুষের অধিকার









Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1523-2019, Page from 575282 to 575299

being No 152314323 for the year 2019.



Digitally signed by SANJOY BASAK  
Date: 2019.12.09 16:40:08 +05:30  
Reason: Digital Signing of Deed.

(Sanjoy Basak) 2019/12/09 04:40:08 PM  
ADDITIONAL DISTRICT SUB-REGISTRAR  
OFFICE OF THE A.D.S.R. RAJARHAT  
West Bengal.

(This document is digitally signed.)