05547/21

I-5583/2021

भारतीय गैर न्यायिक

भारत

पचास रुपये रु.50

FIFTY RUPEES Rs.50

सत्यमेव जयते

INDIA

INDIA NON JUDICIAL

पश्चिमबङ्গ पश्चिम बंगाल WEST BENGAL

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

AB 023182

11/8/21

P8 1375/84/21

DEVELOPMENT POWER OF ATTORNEY

04 AUG 2021

KNOW ALL MEN BY THESE PRESENTS that **WE, BEGONIA ENCLAVES PRIVATE LIMITED** (having Income Tax PAN: AAFCP0700J and CIN-U45400WB2009PTC135083), a company incorporated under the Companies Act, 1956 and an existing company within the meaning of Companies Act, 2013, having its registered office at 1977, Rajdanga Main Road, 1st Floor, GE-05, 1st Floor, Police Station - Kasba, Post Office –Anandapur, Kolkata – 700107

039737

No..... Sold to Radical Nirmans P. Ltd.

Address 2A, Grant Lane.

Rs..... Kol-12

Date 18/06/2021

SIPRA DEY
Licence No.: 18A
Code : 1070
71, N. S. Road, Kolkata- 700 001

District Sub-Registrar-II, Alipore
South 24 Parganas

District sub-Registrar-II
Alipore, South 24 Parganas
04 AUG 2021

Mayank Todi
S/o Bimal Kr. Todi
67, Gobindapur Rd.
Kol-45 P.S. Lake
Business
P.O. Lake Gardens

represented by one of its Directors Mrs. Sujata Gupta, daughter of Mr. Sasanka Sekhar Bhadra (having DIN-06463794, Income Tax PAN : AHBPG6293M, Aadhaar No. 7283 4804 7549) residing at 15A, Swinhoe Street, Police Station - Gariahat, Post Office - Ballygunge, Kolkata – 700 019, **SEND GREETINGS:**

WHEREAS:-

A. We are absolutely seized and/or possessed of or otherwise well and sufficiently entitled to 62 Cottahs 3 Chittacks and 39 Square Feet of land comprised in R. S. Dag Nos. 587, 582/1560, 588, 600/1559, 590, 591 and 592, L. R. Dag Nos. 670, 672, 673, 674, 676, 677 and 678, L. R. Khatian No. 2445, J. L. No. 58 within Mouza- Ramchandrapur, Police Station- Sonarpur, District- 24-Parganas (South), Pin-700103 (hereinafter referred to as the "said land"), morefully described in the First Schedule hereunder written, as the absolute Owner thereof free from all encumbrances whatsoever.

B. By a Development Agreement dated August 4, 2021 duly registered in the office of the DSR-II, Alipore and recorded in Book No. 1, CD Volume No....., Pages.....to....., Being No. 5571 for the year 2021, we have engaged **M/S. RADICAL NIRMANS PRIVATE LIMITED** a company incorporated under the Companies Act, 1956 and an existing company within the meaning of Companies Act, 2013, having its registered office at 2A, Grant Lane, 5th Floor, Room No. 5F, Police Station and Post Office- Bowbazar, Kolkata-700012 as the Developer for obtaining sanction of plan, construction, marketing and commercial exploitation of LIG Housing Project on the said land, morefully described in the First Schedule hereunder written, on revenue sharing basis of 36:64 on the terms, conditions, stipulations and consideration mentioned therein.

C. Accordingly, we hereby appoint, constitute and nominate **M/S. RADICAL NIRMANS PRIVATE LIMITED** (having Income Tax PAN –AADCR5694P and CIN U45200WB2007PTC112416), a company incorporated under the Companies Act, 1956 and

District Sub-Registrar-II, Alipore
South 24 Parganas

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0 4 AUG 2021

an existing company within the meaning of Companies Act, 2013, having its registered office at 2A, Grant Lane, 5th Floor, Room No. 5F, Police Station and Post Office- Bowbazar, Kolkata-700012 and represented by one of its Directors Mr. Aditya Todi, son of Late Satyapal Todi, (having DIN – 01914193, Income Tax PAN-ABUPT9283D, Aadhaar No. 2089 8974 3402) residing at 49/51, Prince Golam Mohammed Shah Road, Police Station-Golf Green, Post Office –, Kolkata-700 033 as our true and lawful attorney in our name and on our behalf to do and/or cause to be done the acts, deeds and things as follows:-

1. To appoint structural consultants, RCC consultants, electrical consultants, landscape consultants, design consultants, plumbing consultants, Construction Contractors and Sub-Contractors and other consultants and professionals as may be required or expedient for the said project or any part thereof and negotiate their terms and execute and administer contracts, agreements, work orders and all other deeds, documents and writings with all such third party consultants, contractors, advisors, and agents and to amend, vary and modify their terms of appointment.

2. To employ and/or engage labour, workmen, contractors, personnel - skilled and unskilled (or cause any separate agency to do the same) to carry out the development work on the said land and to pay the wages, remuneration and salary of such labour, workmen, contractors and personnel.

3. To negotiate all the construction contracts and vendor management agreements for the supply, equipment materials, systems and processes for the construction and implementation of the project.

4. To manage, undertake, effect and implement the overall construction and development of the project, the common areas and facilities on the said land.

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5. To demolish the existing structures, if any, on the said land and to make and prepare the site of the said land vacant and ready for development.

6. To undertake the actual construction and development of the project including construction of the new buildings, the common areas and facilities, the infrastructure on the said land, paths, passages, infrastructure, parking, landscaping, electrification, basic facilities and amenities as per this Agreement and sanctioned plans

7. To prepare the design and layout of the new buildings/blocks (including building drawings, elevations, façade etc.) in the project and to make provisions for and design the Common Areas and Facilities and infrastructure on the said land and all matters incidental thereto.

8. To manage, monitor and supervise the project and all aspects thereof for ensuring proper administration, supervision, management and implementation of the project.

9. To apply to the statutory authorities and regulatory bodies and obtain all of the sanctions of the Building Plans and the permissions with regard to the new buildings and other structures, common areas and facilities as may be required hereafter.

10. To apply to the Competent Authority under the Urban Land (Ceiling & Regulation) Act. 1976 for grant of permission if any required to develop the said land by constructing a new building and for that purpose to sign all applications and other papers, to appear before the Competent Authority and to give all the papers and information as required and to do all acts and things necessary for the purpose of obtaining such permission.

11. To appoint an architect and to get the plans of the proposed buildings sanctioned by the concerned Municipal authorities/Panchayat Samity and other authorities concerned in respect of the new buildings proposed to be constructed on the said land.

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04 AUG 2021

12. To prepare the building plans with the help of the Architect for the new buildings proposed to be constructed on the said land under the Extant Law for the time being in force.

13. To do or cause to be done soil testing, excavation and all other works on the said land for development thereof.

14. To appoint and/or engage any Civil Engineer or Engineers, Licensed Building Surveyors, skilled and unskilled labour for development of the said land and to discharge and/or terminate their appointment.

15. To make necessary applications to and sign all papers, to appear before the Municipal Authorities/Panchayat Samity, to pay necessary fees and premium required for getting the plans sanctioned and to do all other acts and things as may be necessary for getting the plans of the proposed building sanctioned by the Municipal and other authorities.

16. To apply for and obtain commencement certificate for construction of the new buildings from the concerned Municipal authorities/Panchayat Samity and for that purpose to sign applications and other papers and to pay necessary fees and do all other acts and things necessary for that purpose and in that behalf.

17. To appear before any officer or authority of the local Government or concerned Municipal authorities/Panchayat Samity or under the Urban Land (Ceiling and Regulation) Act, 1976 or under the Income Tax Act, 1961 or any other Acts for the time being in force, to represent the matters regarding the proposed development of the said land.

18. To apply for and obtain permission for water supply, electricity supply, laying down drainage or sewerage pipelines and for other amenities as are generally required for the housing project.

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19. To obtain occupation and completion certificate from the concerned Municipal authorities/Panchayat Samity after the buildings are completed in all respects.

20. To pay any deposits and pay moneys required to be deposited with the Municipal authorities/Panchayat Samity and other authorities for getting the plans sanctioned and for getting any water or electric and other conveniences necessary and to withdraw such deposits which are refundable.

21. To institute, commence and file all suits and other actions and legal proceedings in any Court of Law either Civil, Criminal or Revenue or of any other nature in its Original, Revisional or Appellate jurisdiction including special jurisdiction of the High Court under Articles 226 and 227 of the Constitution of India or before any Tribunal or Appropriate Authority or Authorities and also to plead, to sign and verify all plaints, written statement, verifications, petitions, objections and other pleadings and also to present any Memorandum of Appeal and affirm all Affidavits and other documents or to prosecute, enforce or resist, defend, answer and oppose all suits, actions and proceedings required to be taken in connection with the work of development or to assert or establish our right of ownership to the said land or if any legal action is taken against us in connection with the said land or proposed construction, to prosecute and defend such legal proceedings to enforce judgments and to lodge execution proceedings arising out of the decree and order to deposit and receive delivery of any or all deeds, papers, documents and payments of any money from any Court or authority either in execution of decree or order or otherwise our said Attorney shall think fit and proper and to do all acts, deeds and things that may be necessary or requisite in connection therewith.

22. To appoint engage Advocates, Solicitors or Counsels, on our behalf, whenever our said Attorney shall think fit and proper to do so and to discharge and/or terminate his or her or their appointment.

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23. To apply for and obtain all permissions and clearances required for modification, additions, alterations, amendments, revision of plans to be sanctioned by the concerned Municipal authorities/Panchayat Samity and for the said purpose to do or cause to be done all acts, deeds and things and make all payments and sign all papers as may be required.

24. To pay all or any of the taxes, impositions, levies and/or outstanding relating to the said land payable until the completion of the said project to all or any of the concerned authorities and to receive and/or collect any receipt and or certificate for the same and also to sign and execute all or any of the deeds, documents and papers for that purpose.

25. To protect and preserve the said land or any portion thereof against any trespassers and to take appropriate steps, legal or otherwise, as may be required therefor.

26. To receive from any intending purchaser or purchasers of any unit/space in the said project any money payable by them as consideration money or any part thereof for the sale of flats, units, car parking spaces and other constructed spaces of the proposed new buildings to be constructed on the said land in respect of the Developer's Allocation, morefully described in the Schedule to the said Development Agreement and to give and grant valid receipt to such person or persons for the purpose thereof.

27. To sign and execute all Agreements for Sale, Deeds of conveyance and/or any other deeds, documents and papers in favour of any intending purchaser or purchasers in respect of flats, units, car parking spaces and other constructed spaces of the proposed buildings to be constructed on the said land and to receive the consideration money for the same in respect of the Developer's Allocation, morefully described in the Schedule to the said Development Agreement and admit and execute the same on our behalf and also to present those agreements, deeds of conveyance, papers, writings and documents for registration before any appropriate and/or competent registering authority and also to do all other acts, deeds and things which our said Attorney shall consider necessary for morefully and effectually transferring and/or conveying the same.

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28. To ask for, demand, recover, receive and collect any money or debt from any person or persons, statutory authority or authorities, Government or Semi-Government bodies arising out of or in connection with the said land.

AND GENERALLY to do, execute and perform and/or cause to be done, executed and performed all such acts, deeds and things which our attorney shall in its opinion thinks fit and proper and we do hereby ratify and confirm and agree to ratify and confirm all such acts, deeds and things which our said attorney shall do, execute and perform and/or cause to be done, executed and performed in respect of the said proceedings or any other legal proceedings arising out of the same by virtue of the powers conferred hereto as if such acts, deeds and things have been done, executed and performed by us by being personally present.

THE SCHEDULE ABOVE REFERRED TO:

(Said Land)

ALL THAT piece or parcel of vacant land containing upon actual survey and measurement an area of 62 Cottahs 3 Chittacks 39 Square feet more or less equivalent to 102.69 decimals comprised in R. S. Dag Nos. 587, 582/1560, 588, 600/1559, 590, 591 and 592, L. R. Dag Nos. 670, 672, 673, 674, 676, 677 and 678 under R. S. Khatian No. 965, 464/982, 325 and 839, L. R. Khatian No. 2445 within Mouza-Ramchandrapur, J. L. No. 58, R. S. No. 228, Police Station-Sonapur within the limits of Bon-Hooghly 1 Gram Panchayat, District-24 Parganas (South), Pin-700 103 being butted and bounded as follows:

On the **North** : By land in R. S. Dag No. 1559, 600, 590;

On the **South** : By land in R. S. Dag No. 1560;

On the **East** : by 20 feet wide non-metal common passage;

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On the **West** : Partly by land in R. S. Dag No. 1641 and partly by non-metal common passage

OR HOWSOEVER OTHERWISE the same now are or is or heretofore were or was situate butted bounded called known numbered described or distinguished.

IN WITNESS WHEREOF, we do hereby subscribe our respective hand on these presents on this 4th day of August 2021.

BEGONIA ENCLAVES PRIVATE LIMITED

Suyata Gupta

Director

PRINCIPAL

WITNESSES:

1. Mayank Todi
67, Gobindapur Rd.
Kol-45

2. Sujit Pal
J.G.R.C. Road, Kol-114

Accepted by us
RADICAL NIRMANS PVT. LTD.

Director

Constituted Attorney

Drafted by me:

Shakeel Mohammed Akhter

Shakeel Mohammed Akhter
Advocate, High Court, Calcutta,
Enrollment No. WB/211/2001.

District Sub-Registrar-II, Alipore
South 24 Parganas

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04 AUG 2021

SPECIMEN FORM FOR TEN FINGER PRINTS

Sujata Gupta

Sujata Gupta

	Little finger	Ring Finger	Middle Finger	Fore Finger	Thumb
Left Hand					

	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
Right Hand					

Aditya Todi,

	Little finger	Ring Finger	Middle Finger	Fore Finger	Thumb
Left Hand					

	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
Right Hand					

District Sub-Registrar-II, Alipore
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04 AUG 2021

MINISTRY OF CORPORATE AFFAIRS
GOVERNMENT OF INDIA

EMPOWERING BUSINESS, PROTECTING INVESTORS

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Company/LLP Master Data

CIN	U45400WB2009PTC135083
Company Name	BEGONIA ENCLAVES PRIVATE LIMITED
ROC Code	RoC-Kolkata
Registration Number	135083
Company Category	Company limited by Shares
Company SubCategory	Non-govt company
Class of Company	Private
Authorised Capital(Rs)	3000000
Paid up Capital(Rs)	2210000
Number of Members(Applicable in case of company without Share Capital)	0
Date of Incorporation	14/05/2009
Registered Address	GE- 05, 1ST FLOOR, 1977 RAJDANGA MAIN ROAD, P.S.- KASBA, KOLKATA Kolkata WB 700107 IN
Address other than R/o where all or any books of account and papers are maintained	-
Email Id	PITRASHISH@HOTMAIL.COM
Whether Listed or not	Unlisted
ACTIVE compliance	ACTIVE compliant
Suspended at stock exchange	-
Date of last AGM	31/12/2020
Date of Balance Sheet	31/03/2020
Company Status(for efiling)	Active

Charges

Assets under charge	Charge Amount	Date of Creation	Date of Modification	Status

No Charges Exists for Company/LLP

Directors/Signatory Details

DIN/PAN	Name	Begin date	End date	Surrendered DIN
02273163	SUSHANT PRAKASH	27/02/2017	-	
06453754	SUJATA GUPTA	27/02/2017	-	

BEGONIA ENCLAVES PRIVATE LIMITED
Director

BEGONIA ENCLAVES PRIVATE LIMITED
Sujata Gupta
Director

QUICK LINKS

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District sub-Registrar-II

Alipore, South 24 Parganas

0 4 AUG 2021

Begonia Enclaves Private Limited

Ref..... *Date*.....

EXTRACT THE MINUTES OF THE MEETING OF BOARD OF DIRECTORS OF M/S BEGONIA ENCLAVES PVT LTD. AT ITS REGISTERED ADDRESS – GE05 , 1ST FLOOR,1977 RAJDANGA MAIN ROAD, KOLKATA - 700107 WEST BENGAL , INDIA, HELD ON 28.06.2021

"RESOLVED" by the Board of Directors that the company has decided to enter into a Development Agreement with Radical Nirman Private Limited (having Income Tax PAN –AADCR5694P and CINU45200WB2007PTC112416) in respect of all that piece and parcel of land containing an area of 102.568 decimal under several dag in Mouza Ramchandrapur , P.S – Sonarpur within the limits of Bon Hooghly , 1 gram Panchayat District – 24 PGS South.

It is further being resolved that Ms. Sujata Gupta (Director) is the authorized Signatory for representing / signing documents regarding the Execution of the Development Agreement and Power of Attorney for the said Land

Her signature is being attested below.

BEGONIA ENCLAVES PRIVATE LIMITED
Sujata Gupta
.....Director

(Sujata Gupta)

Attested :

BEGONIA ENCLAVES PRIVATE LIMITED
Director

BEGONIA ENCLAVES PRIVATE LIMITED
Sujata Gupta
Director

Certfied true copy

District sub-Registrar-II

Alipore, South 24 Parganas

0 4 AUG 2021

RADICAL NIRMANS PVT. LTD.

SHREE KRISHNA SQUARE,2A,GRANT LANE ,5TH FLOOR,ROOM NO.5F, KOLKATA-700012

CERTIRFIED TRUE COPY OF THE RESOLUTION PASSED IN THE MEETING OF THE BOARD OF DIRECTORS OF **M/S RADICAL NIRMANS PVT. LTD.** HELD AT ITS REGISTERED OFFICE ON **14th of June2021 AT 4.21 PM.**

RESOLVED THAT **Sri Aditya Todi** of Director of the company be and is hereby authorized to sign and execute all agreement, conveyance, undertakings, applications, returns, papers and documents on behalf of the company and to do all or any of the acts, deeds, matters and things as may be considered expedient and necessary on behalf of the company for land containing area of 62 cottahs 3 chittacks and 39 sqf in LR DAG NO. 670,672,673,674,676,677 and 677,678 LR Khatian no. 2445 RAMCHANDRAPUR UNDER BONHOOGHLY GRAM PANCHAYET (I) South 24 PGS KOLKATA

RADICAL NIRMANS PVT. LTD.

Director

RADICAL NIRMANS PVT. LTD.

Mayank Todi

Director

District sub-Registrar-II

Alipore, South 24 Parganas

04 AUG 2021

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

BEGONIA ENCLAVES PRIVATE LIMITED

14/05/2009

Permanent Account Number
AAFCP0700J

BEGONIA ENCLAVES PRIVATE LIMITED
Suyata Gupta
Director

If this card is lost / someone's lost card is found, please inform / return to :
Income Tax PAN Services Unit, NSDL
5th Floor, Mantri Sterling,
Plot No.241, Survey No. 997/8,
Model Colony, Near Deep Bungalow Chowk,
Pune - 411 016.

Tel: 91-20-2721 8080, Fax: 91-20-2721 8061
e-mail: tinpan@nsdl.co.in

BEGONIA ENCLAVES PRIVATE LIMITED
Suyata Gupta
Director

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

स्थायी लेखा संख्या कार्ड
Permanent Account Number Card

AHBPG6293M

नाम / Name
SUJATA GUPTA

पिता का नाम / Father's Name
SASANKA SEKHAR BHADRA

जन्म की तारीख / Date of Birth
29/06/1975

Sujata Gupta
हस्ताक्षर / Signature

28/02/2018

Sujata Gupta

इस कार्ड के खोने / पाने पर कृपया सूचित करें / लौटाएं
आयकर पैन सेवा इकाई, एन एस डी एल
5 वी मंजिल, मंत्री स्टर्लिंग, प्लॉट नं. 341, सर्वे नं. 997/8,
मॉडल कालोनी, दीप बंगला चौक के पास,
पुणे – 411 016

If this card is lost / someone's lost card is found, please inform / return to :
Income Tax PAN Services Unit, NSDL
5th floor, Mantri Sterling,
Plot No. 341, Survey No. 997/8,
Model Colony, Near Deep Bungalow Chowk,
Pune - 411 016.

Tel: 91-20-2721 8080, Fax: 91-20-2721 8081
e-mail: tinsupport@nsdl.co.in

Sujata Gupta

भारत सरकार

आधार

भारतीय विशिष्ट पहचान प्राधिकरण

भारत सरकार

Unique Identification Authority of India

Government of India

Enrolment No.: 2189/69364/03154

To
Sujata Gupta
D/O Sasanka Sekhar Bhadra
SWINHOE CASTLE, FLAT-2C
15 A, ANIL MAITRA ROAD(SWINHOE ST)
BALLYGUNGE
Ballygunge
Ballygunge
Kolkata West Bengal - 700019
9831982755

Download Date: 19/09/2017

Generation Date: 30/09/2017

Validity unknown

आपका आधार क्रमांक / Your Aadhaar No. :

7283 4804 7549

मेरा आधार, मेरी पहचान

Government of India

AADHAAR

सूचना

- आधार पहचान का प्रमाण है, नागरिकता का नहीं |
- पहचान का प्रमाण ऑनलाइन ऑथेन्टिकेशन द्वारा प्राप्त करें |
- यह एक इलेक्ट्रॉनिक प्रक्रिया द्वारा बना हुआ पत्र है |

INFORMATION

- **Aadhaar** is a proof of identity, not of citizenship.
- To establish identity, authenticate online.
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- आधार भविष्य मे सरकारी और गैर-सरकारी सेवाओं का लाभ उठाने मे उपयोगी होगा ।
- Aadhaar is valid throughout the country .
- Aadhaar will be helpful in availing Government and Non-Government services in future .

भारत सरकार
Government of India

Sujata Gupta
Date of Birth/DOB: 29/06/1975
Female/ FEMALE

7283 4804 7549

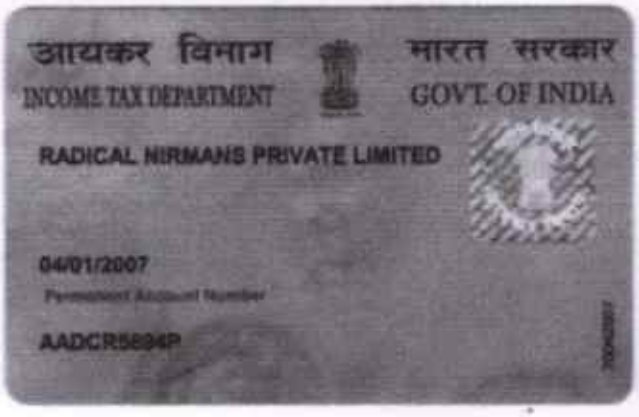
मेरा आधार, मेरी पहचान

भारतीय विशिष्ट पहचान प्राधिकरण
Unique Identification Authority of India

Address:
D/O Sasanka Sekhar Bhadra,
SWINHOE CASTLE, FLAT-2C, 15
A, ANIL MAITRA ROAD(SWINHOE
ST), BALLYGUNGE, Ballygunge,
Kolkata,
West Bengal - 700019

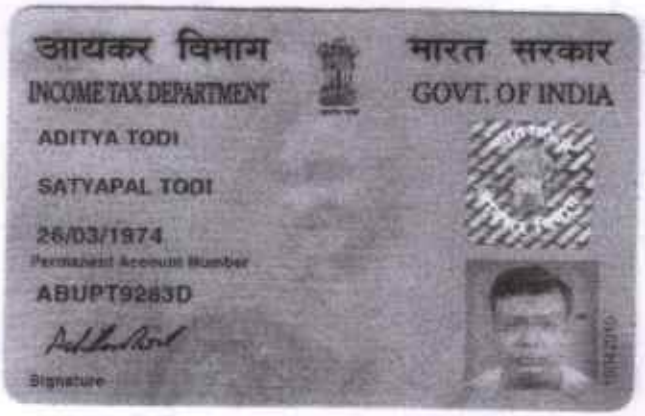
7283 4804 7549

Sujata Gupta



RADICAL NIRMANS PVT. LTD.

Director



आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

ADITYA TODI

SATYAPAL TODI

26/03/1974

Permanent Account Number

ABUPT9263D

Signature

भारतीय विशिष्ट पहचान प्राधिकरण

भारत सरकार

Unique Identification Authority of India

Government of India

आधार

नामांकन क्रमांक/Enrolment No.: 2016/00594/00229

Aditya Todi (आदित्य तोड़ी)

S/O: Satyapal Todi, 49/51, Prince Gulam Md Shah Road, Tollygunge, Kolkata, West Bengal - 700033

Date: 14/12/2016

आपका आधार क्रमांक/ Your Aadhaar No.:

2089 8974 3402

मेरा आधार, मेरी पहचान

1947 | help@uidai.gov.in | www.uidai.gov.in

सूचना

- आधार पहचान का प्रमाण है, नागरिकता का नहीं।
- पहचान का प्रमाण ऑनलाइन ऑथेन्टिकेशन द्वारा प्राप्त करें।
- यह एक इलेक्ट्रॉनिक प्रक्रिया द्वारा बना हुआ पत्र है।

INFORMATION

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Date: 2016.12.14 1[illegible] IST

- आधार देश भर में मान्य है.
- आधार के लिए आपको एक ही बार नामांकन दर्ज करवाने की आवश्यकता है.
- कृपया अपना नवीनतम मोबाइल नंबर तथा ई-मेल पता दर्ज कराएं, इससे आपको विभिन्न सुविधाएं प्राप्त करने में सहूलियत होगी.

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भारत सरकार

GOVERNMENT OF INDIA

आदित्य तोड़ी

Aditya Todi

जन्म तिथि/ DOB: 26/03/1974

पुरुष / MALE

2089 8974 3402

मेरा आधार, मेरी पहचान

भारतीय विशिष्ट पहचान प्राधिकरण

UNIQUE IDENTIFICATION AUTHORITY OF INDIA

पता:

आत्मज: सत्यपाल तोड़ी, 49/51, प्रिन्स गुलाम मद शा रोड, तोल्लग्गुंगे, कोल्कता, वेस्ट बंगाल - 700033

Address:

S/O: Satyapal Todi, 49/51, Prince Gulam Md Shah Road, Tollygunge, Kolkata, West Bengal - 700033

2089 8974 3402

MERA AADHAAR, MERI PEHACHAN

भारत सरकार
Government of India

মৈক তোদি
Mayank Todi
জন্ম তিথি/DOB: 14/11/1978
পুরুষ/ MALE

Download Date: 21/02/2020

Issue Date: 14/08/2019

9759 1325 4293

VID : 9161 7322 1201 5396

मेरा आधार, मेरी पहचान

Mayank Todi

भारतीय विशिष्ट पहचान प्राधिकरण
Unique Identification Authority of India

पता:
৬৭, গোবিন্দপুর রোড, লেক গার্ডেন্স, লেক গার্ডেন্স,
কোলকাতা,
পশ্চিমবঙ্গ - 700045

Address:
67, GOBINDAPUR ROAD, LAKE GARDENS,
Lake Gardens S.O, Kolkata,
West Bengal - 700045

9759 1325 4293

VID : 9161 7322 1201 5396

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Major Information of the Deed

Deed No :	**I-1602-05583/2021**	**Date of Registration**	**04/08/2021**
Query No / Year	**1602-8001375184/2021**	**Office where deed is registered**	
Query Date	**04/08/2021 1:17:14 PM**	1602-8001375184/2021	
Applicant Name, Address & Other Details	S Das Thana : Alipore, District : South 24-Parganas, WEST BENGAL, Mobile No. : 7003983258, Status :Advocate		
Transaction		Additional Transaction	
[0138] Sale, Development Power of Attorney after Registered Development Agreement			
Set Forth value		Market Value	
Rs. 7/-		Rs. 2,76,45,450/-	
Stampduty Paid(SD)		Registration Fee Paid	
Rs. 50/- (Article:48(g))		Rs. 39/- (Article:E, M(b),)	
Remarks	Development Power of Attorney after Registered Development Agreement of [Deed No/Year]:- 160205571/2021		

Land Details :

District: South 24-Parganas, P.S:- Sonarpur, Gram Panchayat: BANGOOGHLY-I, Mouza: Ramchandrapur, Pin Code : 700103

Sch No	Plot Number	Khatian Number	Land Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	LR-670	LR-2445	Bastu	Bagan	18 Katha 5 Chatak	1/-	81,33,736/-	Width of Approach Road: 20 Ft., , Project Name :
L2	LR-672	LR-2445	Bastu	Bansh Bagan	8 Katha 1 Chatak	1/-	35,81,065/-	Width of Approach Road: 20 Ft., , Project Name :
L3	LR-673	LR-2445	Bastu	Bansh Bagan	7 Katha 9 Chatak	1/-	33,58,983/-	Width of Approach Road: 20 Ft., , Project Name :
L4	LR-674	LR-2445	Bastu	Bansh Bagan	6 Katha 1 Chatak	1/-	26,92,739/-	Width of Approach Road: 20 Ft., , Project Name :
L5	LR-676	LR-2445	Bastu	Danga	10 Katha 8 Chatak 39 Sq Ft	1/-	46,87,771/-	Width of Approach Road: 20 Ft., , Project Name :
L6	LR-677	LR-2445	Bastu	Pukur	10 Katha 10 Chatak 10 Sq Ft	1/-	47,25,402/-	Width of Approach Road: 20 Ft., , Project Name :
L7	LR-678	LR-2445	Bastu	Bagan	1 Katha 35 Sq Ft	1/-	4,65,754/-	Width of Approach Road: 20 Ft., , Project Name :
		TOTAL :			**102.6988Dec**	**7 /-**	**276,45,450 /-**	
	Grand Total :				**102.6988Dec**	**7 /-**	**276,45,450 /-**	

Sub-Registrar-II, Alipore
South 24 Parganas

Principal Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	**BEGONIA ENCLAVES PRIVATE LIMITED** 1977, Rajdanga Main Road, GE-05, 1st Floor, City:- , P.O:- Anandpur, P.S:-Kasba, District:-South 24-Parganas, West Bengal, India, PIN:- 700107 , PAN No.:: AAxxxxxx0J,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	**RADICAL NIRMANS PRIVATE LIMITED** 2A, Grant Lane, 5th Floor, Room No. 5F, City:- Kolkata, , P.O:- Bowbazar, P.S:-Bowbazar, District:-Kolkata, West Bengal, India, PIN:- 700012 , PAN No.:: AAxxxxxx4P,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**
	Mrs SUJATA GUPTA Daughter of Mr Sasanka Sekhar Bhadra Date of Execution - 04/08/2021, , Admitted by: Self, Date of Admission: 04/08/2021, Place of Admission of Execution: Office			Sujata Gupta
		Aug 4 2021 2:14PM	LTI 04/08/2021	04/08/2021
	15A, Swinhoe Street, City:- , P.O:- Ballygunge, P.S:-Gariahat, District:-South 24-Parganas, West Bengal, India, PIN:- 700019, Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AHxxxxxx3M, Aadhaar No: 72xxxxxxxx7549 Status : Representative, Representative of : BEGONIA ENCLAVES PRIVATE LIMITED (as Director)			
2	**Name**	**Photo**	**Finger Print**	**Signature**
	Mr ADITYA TODI (Presentant) Son of Mr Satyapal Todi Date of Execution - 04/08/2021, , Admitted by: Self, Date of Admission: 04/08/2021, Place of Admission of Execution: Office			
		Aug 4 2021 2:14PM	LTI 04/08/2021	04/08/2021
	49/51, Prince Golam Mohammed Shah Road, City:- , P.O:- Tollygunge, P.S:-Jadavpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700033, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: ABxxxxxx3D, Aadhaar No: 20xxxxxxxx3402 Status : Representative, Representative of : RADICAL NIRMANS PRIVATE LIMITED (as Director)			

District Sub-Registrar-II, Alipore
South 24 Parganas

Identifier Details :

Name	Photo	Finger Print	Signature
Mr Mayank Todi Son of Mr B K Todi 67, Gobindapur Road, City:- , P.O:- Lake Garden, P.S:-Lake, District:-South 24-Parganas, West Bengal, India, PIN:-700045			Mayank Todi
	04/08/2021	04/08/2021	04/08/2021
Identifier Of Mrs SUJATA GUPTA, Mr ADITYA TODI			

Transfer of property for L1		
Sl.No	**From**	**To. with area (Name-Area)**
1	BEGONIA ENCLAVES PRIVATE LIMITED	RADICAL NIRMANS PRIVATE LIMITED-30.2156 Dec
Transfer of property for L2		
Sl.No	**From**	**To. with area (Name-Area)**
1	BEGONIA ENCLAVES PRIVATE LIMITED	RADICAL NIRMANS PRIVATE LIMITED-13.3031 Dec
Transfer of property for L3		
Sl.No	**From**	**To. with area (Name-Area)**
1	BEGONIA ENCLAVES PRIVATE LIMITED	RADICAL NIRMANS PRIVATE LIMITED-12.4781 Dec
Transfer of property for L4		
Sl.No	**From**	**To. with area (Name-Area)**
1	BEGONIA ENCLAVES PRIVATE LIMITED	RADICAL NIRMANS PRIVATE LIMITED-10.0031 Dec
Transfer of property for L5		
Sl.No	**From**	**To. with area (Name-Area)**
1	BEGONIA ENCLAVES PRIVATE LIMITED	RADICAL NIRMANS PRIVATE LIMITED-17.4144 Dec
Transfer of property for L6		
Sl.No	**From**	**To. with area (Name-Area)**
1	BEGONIA ENCLAVES PRIVATE LIMITED	RADICAL NIRMANS PRIVATE LIMITED-17.5542 Dec
Transfer of property for L7		
Sl.No	**From**	**To. with area (Name-Area)**
1	BEGONIA ENCLAVES PRIVATE LIMITED	RADICAL NIRMANS PRIVATE LIMITED-1.73021 Dec

Sub-Registrar-II, Alipore
South 24 Parganas

Land Details as per Land Record

District: South 24-Parganas, P.S:- Sonarpur, Gram Panchayat: BANGOOGHLY-I, Mouza: Ramchandrapur, Pin Code : 700103

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 670, LR Khatian No:- 2445	Owner:প্রিয়াশীষ ইনফ্রাস্ট্রাকচার প্রাঃ লিঃ, Address:126 রাজডাঙ্গা লেন কোলকাতা-107 , Classification:বাগান, Area:0.31000000 Acre,	Owner Name not selected by applicant.
L2	LR Plot No:- 672, LR Khatian No:- 2445	Owner:প্রিয়াশীষ ইনফ্রাস্ট্রাকচার প্রাঃ লিঃ, Address:126 রাজডাঙ্গা লেন কোলকাতা-107 , Classification:বাঁশবাগান, Area:0.13000000 Acre,	Owner Name not selected by applicant.
L3	LR Plot No:- 673, LR Khatian No:- 2445	Owner:প্রিয়াশীষ ইনফ্রাস্ট্রাকচার প্রাঃ লিঃ, Address:126 রাজডাঙ্গা লেন কোলকাতা-107 , Classification:বাঁশবাগান, Area:0.11000000 Acre,	Owner Name not selected by applicant.
L4	LR Plot No:- 674, LR Khatian No:- 2445	Owner:প্রিয়াশীষ ইনফ্রাস্ট্রাকচার প্রাঃ লিঃ, Address:126 রাজডাঙ্গা লেন কোলকাতা-107 , Classification:বাঁশবাগান, Area:0.06000000 Acre,	Owner Name not selected by applicant.
L5	LR Plot No:- 676, LR Khatian No:- 2445	Owner:প্রিয়াশীষ ইনফ্রাস্ট্রাকচার প্রাঃ লিঃ, Address:126 রাজডাঙ্গা লেন কোলকাতা-107 , Classification:ডাঙ্গা, Area:0.17000000 Acre,	Owner Name not selected by applicant.
L6	LR Plot No:- 677, LR Khatian No:- 2445	Owner:প্রিয়াশীষ ইনফ্রাস্ট্রাকচার প্রাঃ লিঃ, Address:126 রাজডাঙ্গা লেন কোলকাতা-107 , Classification:পুকুর, Area:0.16000000 Acre,	Owner Name not selected by applicant.
L7	LR Plot No:- 678, LR Khatian No:- 2445	Owner:প্রিয়াশীষ ইনফ্রাস্ট্রাকচার প্রাঃ লিঃ, Address:126 রাজডাঙ্গা লেন কোলকাতা-107 , Classification:বাগান, Area:0.03000000 Acre,	Owner Name not selected by applicant.

Sub-Registrar-II, Alipore
South 24 Parganas

Endorsement For Deed Number : I - 160205583 / 2021

On 04-08-2021

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 13:35 hrs on 04-08-2021, at the Office of the D.S.R. -I I SOUTH 24-PARGANAS by Mr ADITYA TODI ,.

Certificate of Market Value(WB PUVI rules of 2001)

Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs 2,76,45,450/-

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

Execution is admitted on 04-08-2021 by Mrs SUJATA GUPTA, Director, BEGONIA ENCLAVES PRIVATE LIMITED, 1977, Rajdanga Main Road, GE-05, 1st Floor, City:- , P.O:- Anandpur, P.S:-Kasba, District:-South 24-Parganas, West Bengal, India, PIN:- 700107

Indetified by Mr Mayank Todi, , , Son of Mr B K Todi, 67, Gobindapur Road, P.O: Lake Garden, Thana: Lake, , South 24-Parganas, WEST BENGAL, India, PIN - 700045, by caste Hindu, by profession Business

Execution is admitted on 04-08-2021 by Mr ADITYA TODI, Director, RADICAL NIRMANS PRIVATE LIMITED, 2A, Grant Lane, 5th Floor, Room No. 5F, City:- Kolkata, , P.O:- Bowbazar, P.S:-Bowbazar, District:-Kolkata, West Bengal, India, PIN:- 700012

Indetified by Mr Mayank Todi, , , Son of Mr B K Todi, 67, Gobindapur Road, P.O: Lake Garden, Thana: Lake, , South 24-Parganas, WEST BENGAL, India, PIN - 700045, by caste Hindu, by profession Business

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 39/- (E = Rs 7/- ,H = Rs 28/- ,M(b) = Rs 4/-) and Registration Fees paid by Cash Rs 39/-

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 50/- and Stamp Duty paid by Stamp Rs 50/-
Description of Stamp
1. Stamp: Type: Impressed, Serial no 023182, Amount: Rs.50/-, Date of Purchase: 18/06/2021, Vendor name: Sipra Dey

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

Sub-Registrar-II, Alipore
South 24 Parganas

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1602-2021, Page from 242203 to 242229

being No 160205583 for the year 2021.

Seal of the District Sub-Registrar II, South 24 Parganas, South 24 Parganas

District Sub-Registrar-II, Alipore, South 24 Parganas

Digitally signed by Samar kumar pramanick
Date: 2021.08.10 15:02:56 +05:30
Reason: Digital Signing of Deed.

(Samar Kumar Pramanick) 2021/08/10 03:02:56 PM

DISTRICT SUB-REGISTRAR

OFFICE OF THE D.S.R. -I I SOUTH 24-PARGANAS

West Bengal.

(This document is digitally signed.)

****

Dated this day of July, 2021

****

DEVELOPMENT POWER OF ATTORNEY

GRANTED BY

BEGONIA ENCLAVES PVT. LTD.

....OWNER

IN FAVOUR OF

RADICAL NIRMANS PVT. LTD.

....DEVELOPER

SHAKEEL MOHAMMED AKHTER
ADVOCATE
C/O. LEGAL ACCESS, ADVOCATES,
16/1A, BRITISH INDIAN STREET,
4TH FLOOR, KOLKATA-700 069
MOBILE NO. 9903321066
E-mail: shakeel.advo@yahoo.com.