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पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

V. e. N-610/17  
5-6-17

Y 404683

9-195720/17

Certified that the document is admitted in registration. The signature sheet / sheet's and the endorsement sheet / sheet's attached with this document's are the part of this document.

Registrar U/S. 712F  
North 24-Parganas  
Barasat  
(D.S.A.-1)

- 5 JUN 2017.

- 6 JUN 2017.

**POWER OF ATTORNEY AFTER REGISTERED DEVELOPMENT AGREEMENT**

KNOW ALL MEN BY THESE PRESENTS SHALL COME SMT. RINA SARKAR, (PAN-HTLPS5603G) daughter of Late Manoranjan Sarkar and W/O Kabirul Islam, by faith-Muslim, by occupation Housewife, by Nationality-Indian, (2) SMT. TULSI RANI SARKAR (PAN-HTLPS5633A), wife of Late Monoranjan Sarkar, by faith-

26183

A. K. Chowdhary & Co.  
Advocates  
10, Old Post Office Street  
Room No. 21, 1<sup>st</sup> Floor, Kol-1



Jmali



NET  
1493

5 JUN 2017  
5 JUN 2017

For Astreyee Nirman Pvt. Ltd.

Jmali

Director



NET  
1494

- Rina Sarkar



NET  
1495

Registrar U/S. 7(2)  
North 24-Parganas  
Barasat  
(D.S.R.-J)

- 5 JUN 2017

সুনীতা সর্কার



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- সুনীতা সর্কার


2/10




**(PAN- HTLPS5633A)** , wife of Late Monoranjan Sarkar, by faith-Hindu, by occupation-Household, by Nationality-Indian, residing at 2, Motilal Colony, Police Station-DumDum, P.O. Rajbari Colony, Kolkata – 700081, Dist. 24 Paraganas (North) **(3) SMT BINA SARKAR (PAN- HTLPS5590A)** , wife of Late Upen Chandra Sarkar, by faith-Hindu, by occupation-Household, by Nationality-Indian, residing at 2, Motilal Colony, Police Station-DumDum, P.O. Rajbari Colony, Kolkata – 700081, Dist. 24 Paraganas (North) **(4) SRI DILIP SARKAR (PAN- BBJPS6461E)**, son of Late Upen Chandra Sarkar, by faith-Hindu, by occupation-Service, by Nationality-Indian, residing at 2, Motilal Colony, Police Station-DumDum, P.O. Rajbari Colony, Kolkata – 700081, Dist. 24 Paraganas (North) **(5) MISS. SANTA SARKAR (PAN- DVZPS4156L)**, daughter of Late Upen Chandra Sarkar, by faith-Hindu, by occupation-Household work, by Nationality-Indian, residing at 2, Motilal Colony, Police Station-DumDum, P.O. Rajbari Colony, Kolkata – 700081, Dist. 24 Paraganas (North) **(6) SMT SONA GHOSH (PAN- BKYPG0573K)**, wife of Late Alope Ghosh, by faith-Hindu, by occupation-Housewife, by Nationality-Indian, residing at Manikpur Milonpark, Italgachha, Dum Dum, Kolkata-700079, **(7) SMT RUPA DAS (SARKAR) (PAN- CVKPD2780D)** , wife of Bijoy Das, by faith-Hindu, by occupation-Housewife, by Nationality-Indian residing at B-22 Sarkar Villa Malancha Residential Area Rajbari Colony, Dum Dum (M), Rajbari Colony, Kolkata-700081 **(8) SRI PRADIP KUMAR SARKAR (PAN- APKPS0619A)**, son of Late Premananda Sarkar, by faith-Hindu, by occupation-Service, by Nationality-Indian residing at B-22 Sarkar Villa Malancha Residential Area Rajbari Colony, Dum Dum (M), Rajbari Colony, Kolkata-700081, **(9) SRI GOBINDA SARKAR (PAN- GCKPS1772M)**, son of Late Premananda Sarkar, by faith-Hindu, by occupation-Service, by Nationality-Indian **(10) SRI ASHIM SARKAR (PAN-CCCPS6424C)** , son of Late Premananda Sarkar, by faith-Hindu, by occupation-Service, by Nationality-Indian, residing at 2, Motilal Colony, Police Station-DumDum, P.O. Rajbari Colony, Kolkata – 700081, Dist. 24 Paraganas (North) **(11) SRI SURAJIT SARKAR (PAN- EJDPS5350D)** , son of Late Premananda Sarkar, by faith-Hindu, by occupation-Service, by Nationality-Indian, residing at 2, Motilal Colony, Police Station-DumDum, P.O. Rajbari Colony, Kolkata – 700081, Dist. 24 Paraganas (North) **(12) SMT SANDHYA BISWAS (PAN-CUCPB1855J)**, wife of Manindranath Biswas, by faith-Hindu, by occupation-Housewife, by Nationality-Indian residing at Sububhpur, Subuddir, Nadia, Nadia (W.B)-741257 **(13) SMT NAMITA ROY (PAN-BHMPR7342J)**, wife of Late

*Bina Sarkar*


  
VETD  
1497  
- Anilip Sankar

  
VETD  
1498  
- Santā Sankar

  
VETD  
1499  
- Sonu Ghosh

  
VETD  
1500  
- Rupn Das Sankar.



  
VETD  
1501  
- Pradip Kr. Sankar

Registrar U/S. 7(2)  
North 24 Parganas  
Barasat  
(D.S.R.-I)

5 JUN 2017

P.T.D

Tarak Ray, by faith-Hindu, by occupation-Housewife, by Nationality-Indian residing at 265, Motilal Colony School Para, Sultanpur Road, Dum Dum, Kolkata-700081 (14) **MISS. SABITA SARKAR (PAN-DVZPS4158E)**, daughter Late Premananda Sarkar, by faith-Hindu, by occupation-Household Work, by Nationality-Indian, all are residing at 2, Motilal Colony, Police Station-DumDum, P.O. Rajbari Colony, Kolkata – 700081, Dist. 24 Paraganas (North), hereinafter jointly referred to as the **PRINCIPALS, SEND GREETINGS;**

**WHEREAS** we are the joint owners of the immovable property more fully and particularly referred and explained under the **SCHEDULE** hereunder written and/or given being **ALL THAT** piece or parcel of land measuring an area **10 Cottahs 05 Chittacks 36 Sq. ft** comprised in **C.S. & R.S. Dag Nos. 2552, 2547 and 2551 under C.S. & R.S. Khatian Nos. 503, 402 at Mouza- Sultanpur, Police Station- Dumdum, Holding No.76, Motilal Colony** within the limits of **Dumdum Municipality**, Additional District- Sub Registration Office- Cossipore Dumdum and according to the Settlement Records of Rights finally published the plot is comprised at **Pargana-Kalikata, J.L. No.10, R.S. No.148, Touzi No.173 in the District of 24 Parganas (North)** free from all sorts of encumbrances, charges, liens, lispenses, demands, claims, hindrances, attachments, debts, dues, acquisitions and requisitions whatsoever without any interference, obstruction and disturbance whatever from any person whomsoever and from any corner whatever in any manner whatever.

**AND WHEREAS** we are desirous of developing the aforesaid property but since We do not have the sufficient infrastructure to do so and as such We approached the Developer **M/S. AATREYEE NIRMAN (P) LTD.**, a Private Limited Company, registered under the Companies Act, 1956, having its Office at 9/12, Lal Bazar Street, Third Floor, Block-C, Post Office-Dum Dum, Police Station- Dum Dum, Kolkata-700001, represented by its Directors, **MRS. JAYATI ROY** wife of Mr. Indrajit Roy, having Income Tax Permanent Account No. (PAN) "**ACXPR9705L**", by faith – Hindu, by Occupation – Business, residing at 50, Gorakshabasi Road, Post Office – Dum Dum, Police Station – Dum Dum, Kolkata – 700 028 who agreed to such proposal and accordingly we have appointed the Developer to develop the schedule property on the terms and conditions as contained in the Development Agreement, executed and registered on 05/06/2017 before the D.S.R-I North 24 Parganas and

*Signature of Sabita Sarkar*  
Name  
Sabita Sarkar



 VCTD  
1502

- Ashim Sarkar

 VCTD  
1503

- Incejit Sarkar.

 VCTD  
1504

- Sreeraj Prasad

 VCTD  
1505

- Namika Roy

 VCTD  
1506

- Sabita Sarkar

Bhaskar Dewan  
4 Haldighata Road  
Kala 28  
Bansmussa

Registrar U.S. 712  
North 24-Parganas  
Barrack  
(D.S.R.-1)

5 JUN 2017

S/O Subodh Ch Dewan  
PO - Dum Dum  
P.S. Dum Dum

recorded in Book No. *I* Volume No. .... pages from .....to ....., being No. *3770/2017*  
a part whereof is the instant Power of Attorney.

In furtherance of the terms and conditions of the said Development Agreement and the powers hereby granted shall be co-existent with the Development Agreement and in accordance therewith We are desirous of appointing and hereby do **NOMINATE APPOINT & CONSTITUTE** the said **AATREYEE NIRMAN (P) LTD AS OUR TRUE AND LAWFUL ATTORNEY** and/or agent in our names and on our behalf to do all acts, deeds and things related to development and Construction at or upon the **SCHEDULE PROPERTY** and also Further to **SELL, TRANSFER, CONVEY & ALIENATE** the constructed saleable area/space in the form of Flats/ Units/Apartments/Parking Spaces in the Project to be built, erected and constructed by the said **AATREYEE NIRMAN (P) LTD** at or upon the Land and premises morefully detailed and described in the **SCHEDULE** hereunder written and /or described and for us in our names and on our behalf solely to do and execute all or any of the following acts, deeds and things:

1. To manage, control, supervise, management of the said property.
2. To construct a building on the said property as described in the Schedule hereunder written as per terms and conditions of the Development Agreement.
3. To appoint architect or architects and to have survey of the property as described in the schedule hereunder written and to get the soil tested of the said Premises and for that make all correspondence with the authorities competent and to do all other acts and things ancillary to the same.
4. To appear and represent us before the required authorities including Dum Dum Municipality, PWD (if necessary), West Bengal, Fire Services, the competent authority under the Urban Land (Ceiling & Regulation) Act, 1976, authorities under the Promoters' Act Pollution Control Board, Lands & Land Reforms Office, Land Records Department of the State of West Bengal, Notary Public, Concerned Registrar of Assurances, Additional District Sub-Register or District Sub-Register, Dum Dum

Municipality, Metropolitan Magistrate and other Offices or Government Body or Department as the case may be and to make necessary compliance as if We are personally present in connection with any matter in respect of the property as described in the schedule hereunder written.

5. To sign and submit Building Plans, modified building plans, statements, undertakings and declarations and all papers and documents as may be required for construction of building or buildings in the property as described in the Schedule hereunder written before Dum Dum Municipality, PWD (if necessary) and other authorities competent therefore.
6. To pay all fees, obtain sanction and such other orders and permissions from the necessary authorities as may be expedient for modification and/or alteration of plans and to effect and facilitate the said development project, and also to submit and take delivery of title deeds concerning our said premises and other papers and documents as may be required by the necessary authorities.
7. To receive the refund of the excess amount of fee, if any, paid for the purpose herein stated and to deal with the authorities in all matters concerning the said premises.
8. To apply for and obtain electricity, gas water, sewerage, drainage, tube-well or other connections of other utilities concerning our said premises or to make alteration therein and to close down and/or have disconnection the same and for that to sign execute and submit all papers, applications, documents and plans and do all others acts, deeds, declaration and things as be deemed fit and proper by our said Attorney.
9. To sign, issue, deliver, serve, receive and accept all notices, letters and correspondences as may be required from time to time in connection with all or any of the matter contained herein.
10. To sign, execute, affirm, verify, file or serve any undertaking, affidavit, bond, plaint, petition, application, written statement or any papers deeds or documents whatsoever



and to depose on behalf of us to prove and support the pleadings, if necessary in any law suits and/or proceeding including appeal, tribunal and writ matters in all courts of India.

- 11.** To obtain, hold, defend possession, manage and maintain the land equivalent to our said premises.
- 12.** To ward off, prohibit and if necessary proceed against in due form of law against all trespassers of the said Premises and to take appropriate steps whether by lawful action like declaration suit, ejectment suit and/or otherwise.
- 13.** To negotiate on terms for and to agree to and enter into and conclude any agreement for sale the constructed saleable area/space to be constructed at or upon the Schedule land hereunder written and /or described to be built on the said premises before or after being developed or any part thereof to any intending Purchasers at such price which our said attorney, in his absolute discretion, thinks fit and proper and/or cancel and/or repudiate the same.
- 14.** To sign, execute, present for registration and admit execution of Deeds of Conveyance/ Transfer / Sale/Lease/Tenancy/Mortgage before any financial institute and/or any Bank in respect of the constructed saleable area/space in the new building to be erected on the schedule property hereunder written in terms of the development agreement before the concerned registrar, Sub registrar, registrar of Assurances office having jurisdiction of the said property except the Owners' Allocation.
- 15.** To receive from the intending Purchasers of flats units and apartments and Car Parking Spaces as detailed in the Schedule hereunder written and described the Earnest money and/or advance and/or advances in respect of the constructed saleable area/space in the new Building to be erected in the schedule hereunder written and /or described and also the balance of purchase money and to give good and valid receipt and discharge for the same which will protect the Purchaser(s) except the Owners' Allocation.

16. To obtain permissions and clearances under any Act or Acts, as may be required for execution and/or registration of the conveyances and any documents of transfer in respect of our said premises and/or part thereof.
17. To execute Vakalatnama, powers and authorities or any of them or retain and appoint Advocates, Agents etc. and terminate their appointment from time to time authorities hereinabove conferred and to entrust all or any of the powers, authorities and liberties hereunder vested to any person and/or its substitute or substitutes in the event the attorneys assign their interest under the development agreement to such substitute in any manner as may be permitted by law.
18. To give undertakings, assurances and indemnities, as be required for the purpose aforesaid.
19. This Power of Attorney shall be co-existent with the Development Agreement.

**AND GENERALLY** to do all acts deeds and things concerning the powers and authorities hereby granted in respect of the developer's share in the building to be built on our aforesaid premises, which we could ourselves have done lawfully under our own hands and seal if personally present.

**AND** We do hereby ratify and confirm and agree to ratify and confirm all and whatsoever our said Attorney shall lawfully do or cause to be done concerning the power and authority herein intended.

**AND** it is made clear that in the death or incapacity of the Principals and/or any one of them the Attorneys shall be and are duly authorized by the other surviving Principals to act on the basis of the powers hereby granted.

**THE SCHEDULE ABOVE REFERRED TO:**

**(PREMISES)**

**ALL THAT** piece or parcel of land measuring an area **10 Cottahs 05 Chittacks 36 Sq. ft.** More or less comprised in **C.S. & R.S. Dag Nos. 2552, 2547 and 2551** under **C.S. & R.S. Khatian Nos. 503, 402** at **Mouza- Sultanpur, Police Station- Dumdum, Holding No.76, Motilal Colony** within the limits of **Dumdum Municipality**, Additional District- Sub Registration Office- Cossipore Dumdum and according to the Settlement Records of Rights finally published the plot is comprised at **Pargana-Kalikata, J.L. No.10, R.S. No.148, Touzi No.173** in the **District of 24 Parganas (North)** and is butted and bounded in the manner as follows :

**ON THE NORTH : By House of Chandan Burman and Anju Burman;**

**ON THE SOUTH : By Block B of Rupadarshini and Plot of Ram Lal Kirtonia;**

**ON THE EAST : By Road 4";**

**ON THE WEST : By House of subha Sen Gupta**



**IN WITNESS WHEREOF** the parties hereto have set and subscribe their respective hands and seals on the day, month and year first above written.

5<sup>th</sup> day of June 2017.

SIGNED, SEALED AND EXECUTED

In the presence of :

1. Blaskar Deme  
4, Gulghuch Road  
KOL-28

2. Kabirul Alam Molla  
Vill+post Chhanda Para  
P.S. Radhanut

Kol-135

1. Rina Sarkar

2. সুমিত্রা সরকার

3. বীণা মল্লিক

4. Dipu Sonkon

5. Sanku Sarkar

6. Sona Akosh

7. Rupa Das Sarkar

8. Pradip M. Sarkar

9.

10. Ashmi Suman

11. Smajit Sarkar

12. Sanku Sarkar

13. Namita Roy

14. Sabita Sarkar


SIGNED, SEALED AND EXECUTED

In the presence of :

1. Blaskar Deme

2. Kabirul Alam Molla  
Readover explained in Bengali  
& Drafted by  
Kamini Singh  
Adv.  
High Court, Calcutta  
WB-1414/2003

For Aatreyee Nirman Pvt. Ltd.

  
Director

**SPECIMEN FORM FOR TEN FINGERS PRINT**

	<p><i>Shilpa</i></p>					
		<p>Little      Ring      Middle      Fore      Thumb (Left Hand)</p>				
						
		<p>Thumb      Fore      Middle      Ring      Little (Right Hand)</p>				
	<p><i>Ashwin Kumar</i></p>					
		<p>Little      Ring      Middle      Fore      Thumb (Left Hand)</p>				
						
		<p>Thumb      Fore      Middle      Ring      Little (Right Hand)</p>				
	<p><i>Suryajit Sarkar</i></p>					
		<p>Little      Ring      Middle      Fore      Thumb (Left Hand)</p>				
						
		<p>Thumb      Fore      Middle      Ring      Little (Right Hand)</p>				
	<p><i>Seeladevi Sarkar</i></p>					
		<p>Little      Ring      Middle      Fore      Thumb (Left Hand)</p>				
						
		<p>Thumb      Fore      Middle      Ring      Little (Right Hand)</p>				



**SPECIMEN FORM FOR TEN FINGERS PRINT**



Rina Sarkar

Little	Ring	Middle	Fore	Thumb
(Left Hand)				
Thumb	Fore	Middle	Ring	Little
(Right Hand)				



Rina Sarkar

Little	Ring	Middle	Fore	Thumb
(Left Hand)				
Thumb	Fore	Middle	Ring	Little
(Right Hand)				



Rina Sarkar

Little	Ring	Middle	Fore	Thumb
(Left Hand)				
Thumb	Fore	Middle	Ring	Little
(Right Hand)				



Mahesh Kumar

Little	Ring	Middle	Fore	Thumb
(Left Hand)				
Thumb	Fore	Middle	Ring	Little
(Right Hand)				



**SPECIMEN FORM FOR TEN FINGERS PRINT**



*Santia Sankar*

Little	Ring	Middle	Fore	Thumb
(Left Hand)				
Thumb	Fore	Middle	Ring	Little
(Right Hand)				



*Sona Chosh*

Little	Ring	Middle	Fore	Thumb
(Left Hand)				
Thumb	Fore	Middle	Ring	Little
(Right Hand)				



*Rupa Das Sankar*










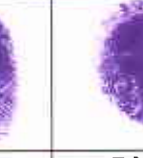






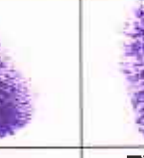



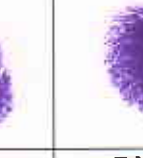
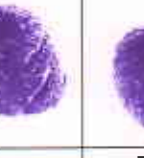


















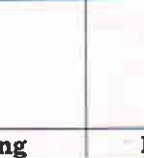
Little	Ring	Middle	Fore	Thumb
(Left Hand)				
Thumb	Fore	Middle	Ring	Little
(Right Hand)				



*Pradip Mr. Sankar*

Little	Ring	Middle	Fore	Thumb
(Left Hand)				
Thumb	Fore	Middle	Ring	Little
(Right Hand)				

**SPECIMEN FORM FOR TEN FINGERS PRINT**

	<i>Samikta Roy</i>	 <b>Little</b>	 <b>Ring</b>	 <b>Middle</b>	 <b>Fore</b>	 <b>Thumb</b>
		<b>(Left Hand)</b>				
		 <b>Thumb</b>	 <b>Fore</b>	 <b>Middle</b>	 <b>Ring</b>	 <b>Little</b>
		<b>(Right Hand)</b>				
	<i>Sabita Sarkar</i>	 <b>Little</b>	 <b>Ring</b>	 <b>Middle</b>	 <b>Fore</b>	 <b>Thumb</b>
		<b>(Left Hand)</b>				
		 <b>Thumb</b>	 <b>Fore</b>	 <b>Middle</b>	 <b>Ring</b>	 <b>Little</b>
		<b>(Right Hand)</b>				
<b>PHOTO</b>		 <b>Little</b>	 <b>Ring</b>	 <b>Middle</b>	 <b>Fore</b>	 <b>Thumb</b>
		<b>(Left Hand)</b>				
		 <b>Thumb</b>	 <b>Fore</b>	 <b>Middle</b>	 <b>Ring</b>	 <b>Little</b>
		<b>(Right Hand)</b>				
<b>PHOTO</b>		 <b>Little</b>	 <b>Ring</b>	 <b>Middle</b>	 <b>Fore</b>	 <b>Thumb</b>
		<b>(Left Hand)</b>				
		 <b>Thumb</b>	 <b>Fore</b>	 <b>Middle</b>	 <b>Ring</b>	 <b>Little</b>
		<b>(Right Hand)</b>				





Government of West Bengal

Department of Finance (Revenue) , Directorate of Registration and Stamp Revenue  
OFFICE OF THE D.S.R. - I NORTH 24-PARGANAS, District Name :North 24-Parganas

Signature / LTI Sheet of Query No/Year 15011000195720/2017

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









SI No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
1	Smt JAYATI ROY 50, GORAKSHABASI ROAD, P.O:- DUM DUM, P.S:- Dum Dum, District:-North 24-Parganas, West Bengal, India, PIN - 700028	Representative of Attorney [AATREY EE NIRMAN PRIVATE LIMITED ]			 5/6/17
2	Smt RINA SARKAR 2, MOTILAL COLONY, P.O:- RAJBARI COLONY, P.S:- Dum Dum, District:-North 24-Parganas, West Bengal, India, PIN - 700081	Principal			 5/6/17
3	Smt TULSI RANI SARKAR 2, MOTILAL COLONY, P.O:- RAJBARI COLONY, P.S:- Dum Dum, District:-North 24-Parganas, West Bengal; India, PIN - 700081	Principal			 5/6/17



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









SI No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
4	Smt BINA SARKAR 2, MOTILAL COLONY, P.O:- RAJBARI COLONY, P.S:- Dum Dum, District:-North 24-Parganas, West Bengal, India, PIN - 700081	Principal			<i>Bina Sarkar</i> 5/6/17
5	Mr DILIP SARKAR 2, MOTILAL COLONY, P.O:- RAJBARI COLONY, P.S:- Dum Dum, District:-North 24-Parganas, West Bengal, India, PIN - 700081	Principal			<i>Dilip Sarkar</i> 05/06/17
6	Miss SANTA SARKAR 2, MOTILAL COLONY, P.O:- RAJBARI COLONY, P.S:- Dum Dum, District:-North 24-Parganas, West Bengal, India, PIN - 700081	Principal			<i>Santa Sarkar</i> 05.06.2017
7	Smt SONA GHOSH 2, MOTILAL COLONY, P.O:- RAJBARI COLONY, P.S:- Dum Dum, District:-North 24-Parganas, West Bengal, India, PIN - 700081	Principal			<i>Sona Ghosh</i> 05.06.2017

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

SI No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
8	Smt RUPA DAS 2, MOTILAL COLONY, P.O:- RAJBARI COLONY, P.S:- Dum Dum, District:-North 24- Parganas, West Bengal, India, PIN - 700081	Principal			<i>Rupa Das Sarkar</i> 05.06.17
9	Mr PRADIP SARKAR 2, MOTILAL COLONY, P.O:- RAJBARI COLONY, P.S:- Dum Dum, District:-North 24- Parganas, West Bengal, India, PIN - 700081	Principal			<i>Pradip Mr. Sarkar</i> 05.06.2017
10	Mr ASHIM SARKAR 2, MOTILAL COLONY, P.O:- RAJBARI COLONY, P.S:- Dum Dum, District:-North 24- Parganas, West Bengal, India, PIN - 700081	Principal			<i>Ashim Sarkar</i> 05.06.2017
11	Mr SURAJIT SARKAR 2, MOTILAL COLONY, P.O:- RAJBARI COLONY, P.S:- Dum Dum, District:-North 24- Parganas, West Bengal, India, PIN - 700081	Principal			<i>Surajit Sarkar</i> 05.06.2017



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
12	Smt SANDHYA BISWAS 2, MOTILAL COLONY, P.O:- RAJBARI COLONY, P.S:- Dum Dum, District:-North 24- Parganas, West Bengal, India, PIN - 700081	Principal			<i>Smt Sandhya Biswas</i> 5/6/17
13	Smt NAMITA ROY 2, MOTILAL COLONY, P.O:- RAJBARI COLONY, P.S:- Dum Dum, District:-North 24- Parganas, West Bengal, India, PIN - 700081	Principal			<i>Namita Roy</i> 5/6/17
14	Miss SABITA SARKAR 2, MOTILAL COLONY, P.O:- RAJBARI COLONY, P.S:- Dum Dum, District:-North 24- Parganas, West Bengal, India, PIN - 700081	Principal			<i>Sabita Sarkar</i> 5/6/17
Sl No.	Name and Address of identifier		Photo	Finger Print	Signature with date
1	Bhaskar Dewan Son of Mr Subodh Ch Dewan 4 Italgacha Road, P.O:- Dumdum, P.S:- Dum Dum, District:-North 24- Parganas, West Bengal, India, PIN - 700028				<i>Bhaskar Dewan</i> 5/6/17

(Supriya Chattopadhyay)

DISTRICT SUB-  
REGISTRAR



## Major Information of the Deed

Deed No :	I-1501-03792/2017	Date of Registration	06/06/2017
Query No / Year	1501-1000195720/2017	Office where deed is registered	
Query Date	05/06/2017 3:22:28 PM	D.S.R. - I NORTH 24-PARGANAS, District: North 24-Parganas	
Applicant Name, Address & Other Details	Kamini Singh High Court Cal,Thana : Hare Street, District : Kolkata, WEST BENGAL, PIN - 700001, Mobile No. : 9830255432, Status :Advocate		
Transaction	Additional Transaction		
[0138] Sale, Development Power of Attorney after Registered Development Agreement			
Set Forth value	Market Value		
	Rs. 1,74,43,752/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 100/- (Article:48(g))	Rs. 11/- (Article:E, M(b))		
Remarks	Development Power of Attorney after Registered Development Agreement of [Deed No/Year]:- 150103770/2017 Received Rs. 50/- ( FIFTY only ) from the applicant for issuing the assement slip.(Urban area)		

### Land Details :

District: North 24-Parganas, P.S:- Dum Dum, Municipality: DUM DUM, Road: Motilal Colony, Mouza: Sultanpur, Holding No:76

Sch No	Plot Number	Khatian Number	Land Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	RS-2547	RS-402	Bastu	Bastu	10 Katha 5 Chatak 36 Sq Ft		1,55,43,752/-	Property is on Road
<b>Grand Total :</b>					<b>17.0981Dec</b>	<b>0 /-</b>	<b>155,43,752 /-</b>	

### Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	2000 Sq Ft.	0/-	19,00,000/-	Structure Type: Structure
Floor No: 1, Area of floor : 2000 Sq Ft.,Residential Use, Tiles Floor, Age of Structure: 0Year, Roof Type: Pucca, Extent of Completion: Complete					
<b>Total :</b>		<b>2000 sq ft</b>	<b>0 /-</b>	<b>19,00,000 /-</b>	

### Principal Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	<b>Smt RINA SARKAR</b> Wife of KABIRUL ISLAM 2, MOTILAL COLONY, P.O:- RAJBARI COLONY, P.S:- Dum Dum, District:-North 24-Parganas, West Bengal, India, PIN - 700081 Sex: Female, By Caste: Muslim, Occupation: House wife, Citizen of: India, PAN No.:: HTLPS5603G, Status :Individual, Executed by: Self, Date of Execution: 05/06/2017 , Admitted by: Self, Date of Admission: 05/06/2017 ,Place : Pvt. Residence
2	<b>Smt TULSI RANI SARKAR</b> Wife of Late MONORANJAN SARKAR 2, MOTILAL COLONY, P.O:- RAJBARI COLONY, P.S:- Dum Dum, District:-North 24-Parganas, West Bengal, India, PIN - 700081 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: HTLPS5633A, Status :Individual, Executed by: Self, Date of Execution: 05/06/2017 , Admitted by: Self, Date of Admission: 05/06/2017 ,Place : Pvt. Residence

3	<p><b>Smt BINA SARKAR</b>  Wife of Late UPEN CHANDRA SARKAR 2, MOTILAL COLONY, P.O:- RAJBARI COLONY, P.S:- Dum Dum, District:-North 24-Parganas, West Bengal, India, PIN - 700081 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: HTLPS5590A, Status :Individual, Executed by: Self, Date of Execution: 05/06/2017  , Admitted by: Self, Date of Admission: 05/06/2017 ,Place : Pvt. Residence</p>
4	<p><b>Mr DILIP SARKAR</b>  Son of Late UPEN CHANDRA SARKAR 2, MOTILAL COLONY, P.O:- RAJBARI COLONY, P.S:- Dum Dum, District:-North 24-Parganas, West Bengal, India, PIN - 700081 Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, PAN No.:: BBJPS6461E, Status :Individual, Executed by: Self, Date of Execution: 05/06/2017  , Admitted by: Self, Date of Admission: 05/06/2017 ,Place : Pvt. Residence</p>
5	<p><b>Miss SANTA SARKAR</b>  Daughter of Late UPEN CHANDRA SARKAR 2, MOTILAL COLONY, P.O:- RAJBARI COLONY, P.S:- Dum Dum, District:-North 24-Parganas, West Bengal, India, PIN - 700081 Sex: Female, By Caste: Hindu, Occupation: Others, Citizen of: India, PAN No.:: DVZPS4156L, Status :Individual, Executed by: Self, Date of Execution: 05/06/2017  , Admitted by: Self, Date of Admission: 05/06/2017 ,Place : Pvt. Residence</p>
6	<p><b>Smt SONA GHOSH</b>  Wife of Late ALOKE GHOSH 2, MOTILAL COLONY, P.O:- RAJBARI COLONY, P.S:- Dum Dum, District:-North 24-Parganas, West Bengal, India, PIN - 700081 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: BKYPG0573K, Status :Individual, Executed by: Self, Date of Execution: 05/06/2017  , Admitted by: Self, Date of Admission: 05/06/2017 ,Place : Pvt. Residence</p>
7	<p><b>Smt RUPA DAS</b>  Wife of Mr BIJOY DAS 2, MOTILAL COLONY, P.O:- RAJBARI COLONY, P.S:- Dum Dum, District:-North 24-Parganas, West Bengal, India, PIN - 700081 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: CVKPD2780D, Status :Individual, Executed by: Self, Date of Execution: 05/06/2017  , Admitted by: Self, Date of Admission: 05/06/2017 ,Place : Pvt. Residence</p>
8	<p><b>Mr PRADIP SARKAR</b>  Son of Late PREMANANDA SARKAR 2, MOTILAL COLONY, P.O:- RAJBARI COLONY, P.S:- Dum Dum, District:-North 24-Parganas, West Bengal, India, PIN - 700081 Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, PAN No.:: APKPS0619A, Status :Individual, Executed by: Self, Date of Execution: 05/06/2017  , Admitted by: Self, Date of Admission: 05/06/2017 ,Place : Pvt. Residence</p>
9	<p><b>Mr ASHIM SARKAR</b>  Son of Late PREMANANDA SARKAR 2, MOTILAL COLONY, P.O:- RAJBARI COLONY, P.S:- Dum Dum, District:-North 24-Parganas, West Bengal, India, PIN - 700081 Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, PAN No.:: CCCPS6424C, Status :Individual, Executed by: Self, Date of Execution: 05/06/2017  , Admitted by: Self, Date of Admission: 05/06/2017 ,Place : Pvt. Residence</p>
10	<p><b>Mr SURAJIT SARKAR</b>  Son of Late PREMANANDA SARKAR 2, MOTILAL COLONY, P.O:- RAJBARI COLONY, P.S:- Dum Dum, District:-North 24-Parganas, West Bengal, India, PIN - 700081 Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, PAN No.:: EJDPS5350D, Status :Individual, Executed by: Self, Date of Execution: 05/06/2017  , Admitted by: Self, Date of Admission: 05/06/2017 ,Place : Pvt. Residence</p>
11	<p><b>Smt SANDHYA BISWAS</b>  Wife of Mr MANINDRANATH BISWAS 2, MOTILAL COLONY, P.O:- RAJBARI COLONY, P.S:- Dum Dum, District:-North 24-Parganas, West Bengal, India, PIN - 700081 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: CUCPB1855J, Status :Individual, Executed by: Self, Date of Execution: 05/06/2017  , Admitted by: Self, Date of Admission: 05/06/2017 ,Place : Pvt. Residence</p>
12	<p><b>Smt NAMITA ROY</b>  Daughter of Late TARAK ROY 2, MOTILAL COLONY, P.O:- RAJBARI COLONY, P.S:- Dum Dum, District:-North 24-Parganas, West Bengal, India, PIN - 700081 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: BHMPR7342J, Status :Individual, Executed by: Self, Date of Execution: 05/06/2017  , Admitted by: Self, Date of Admission: 05/06/2017 ,Place : Pvt. Residence</p>
13	<p><b>Miss SABITA SARKAR</b>  Daughter of Late PREMANANDA SARKAR 2, MOTILAL COLONY, P.O:- RAJBARI COLONY, P.S:- Dum Dum, District:-North 24-Parganas, West Bengal, India, PIN - 700081 Sex: Female, By Caste: Hindu, Occupation: Others, Citizen of: India, PAN No.:: DVZPS4158F, Status :Individual, Executed by: Self, Date of Execution: 05/06/2017  , Admitted by: Self, Date of Admission: 05/06/2017 ,Place : Pvt. Residence</p>



**Attorney Details :**

Sl No	Name,Address,Photo,Finger print and Signature
1	<b>AATREYEE NIRMAN PRIVATE LIMITED</b> 9/12, LAL BAZAR STREET, Block/Sector: C, P.O:- LAL BAZAR, P.S:- Hare Street, District:-Kolkata, West Bengal, India, PIN - 700001 , PAN No.:: AAHCA1189Q, Status :Organization

**Representative Details :**

Sl No	Name,Address,Photo,Finger print and Signature
1	<b>Smt JAYATI ROY (Presentant )</b> Wife of Mr INDRAJIT ROY 50, GORAKSHABASI ROAD, P.O:- DUM DUM, P.S:- Dum Dum, District:- North 24-Parganas, West Bengal, India, PIN - 700028, Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: ACXPR9705L Status : Representative, Representative of : AATREYEE NIRMAN PRIVATE LIMITED (as DIRECTOR)

**Identifier Details :**

Name & address	
Bhaskar Dewan Son of Mr Subodh Ch Dewan 4 Italgacha Road, P.O:- Dumdum, P.S:- Dum Dum, District:-North 24-Parganas, West Bengal, India, PIN - 700028, Sex: Male, By Caste: Hindu, Occupation: Law Clerk, Citizen of: India, , Identifier Of Smt JAYATI ROY, Smt RINA SARKAR, Smt TULSI RANI SARKAR, Smt BINA SARKAR, Mr DILIP SARKAR, Miss SANTA SARKAR, Smt SONA GHOSH, Smt RUPA DAS, Mr PRADIP SARKAR, Mr ASHIM SARKAR, Mr SURAJIT SARKAR, Smt SANDHYA BISWAS, Smt NAMITA ROY, Miss SABITA SARKAR	



**Transfer of property for L1**

Sl.No	From	To. with area (Name-Area)
1	Smt RINA SARKAR	AATREYEE NIRMAN PRIVATE LIMITED-1.31524 Dec
2	Smt TULSI RANI SARKAR	AATREYEE NIRMAN PRIVATE LIMITED-1.31524 Dec
3	Smt BINA SARKAR	AATREYEE NIRMAN PRIVATE LIMITED-1.31524 Dec
4	Mr DILIP SARKAR	AATREYEE NIRMAN PRIVATE LIMITED-1.31524 Dec
5	Miss SANTA SARKAR	AATREYEE NIRMAN PRIVATE LIMITED-1.31524 Dec
6	Smt SONA GHOSH	AATREYEE NIRMAN PRIVATE LIMITED-1.31524 Dec
7	Smt RUPA DAS	AATREYEE NIRMAN PRIVATE LIMITED-1.31524 Dec
8	Mr PRADIP SARKAR	AATREYEE NIRMAN PRIVATE LIMITED-1.31524 Dec
9	Mr ASHIM SARKAR	AATREYEE NIRMAN PRIVATE LIMITED-1.31524 Dec
10	Mr SURAJIT SARKAR	AATREYEE NIRMAN PRIVATE LIMITED-1.31524 Dec
11	Smt SANDHYA BISWAS	AATREYEE NIRMAN PRIVATE LIMITED-1.31524 Dec
12	Smt NAMITA ROY	AATREYEE NIRMAN PRIVATE LIMITED-1.31524 Dec
13	Miss SABITA SARKAR	AATREYEE NIRMAN PRIVATE LIMITED-1.31524 Dec

**Transfer of property for S1**

Sl.No	From	To. with area (Name-Area)
1	Smt RINA SARKAR	AATREYEE NIRMAN PRIVATE LIMITED-153.846 Sq Ft
2	Smt TULSI RANI SARKAR	AATREYEE NIRMAN PRIVATE LIMITED-153.846 Sq Ft
3	Smt BINA SARKAR	AATREYEE NIRMAN PRIVATE LIMITED-153.846 Sq Ft
4	Mr DILIP SARKAR	AATREYEE NIRMAN PRIVATE LIMITED-153.846 Sq Ft
5	Miss SANTA SARKAR	AATREYEE NIRMAN PRIVATE LIMITED-153.846 Sq Ft
6	Smt SONA GHOSH	AATREYEE NIRMAN PRIVATE LIMITED-153.846 Sq Ft
7	Smt RUPA DAS	AATREYEE NIRMAN PRIVATE LIMITED-153.846 Sq Ft
8	Mr PRADIP SARKAR	AATREYEE NIRMAN PRIVATE LIMITED-153.846 Sq Ft
9	Mr ASHIM SARKAR	AATREYEE NIRMAN PRIVATE LIMITED-153.846 Sq Ft
10	Mr SURAJIT SARKAR	AATREYEE NIRMAN PRIVATE LIMITED-153.846 Sq Ft
11	Smt SANDHYA BISWAS	AATREYEE NIRMAN PRIVATE LIMITED-153.846 Sq Ft
12	Smt NAMITA ROY	AATREYEE NIRMAN PRIVATE LIMITED-153.846 Sq Ft
13	Miss SABITA SARKAR	AATREYEE NIRMAN PRIVATE LIMITED-153.846 Sq Ft

**Endorsement For Deed Number : I - 150103792 / 2017**

**On 05-06-2017**

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

Presented for registration at 19:53 hrs on 05-06-2017, at the Private residence by Smt JAYATI ROY ..

**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 1,74,43,752/-

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

Execution is admitted on 05/06/2017 by 1. Smt RINA SARKAR, Wife of KABIRUL ISLAM, 2, MOTILAL COLONY, P.O: RAJBARI COLONY, Thana: Dum Dum, , North 24-Parganas, WEST BENGAL, India, PIN - 700081, by caste Muslim, by Profession House wife, 2. Smt TULSI RANI SARKAR, Wife of Late MONORANJAN SARKAR, 2, MOTILAL COLONY, P.O: RAJBARI COLONY, Thana: Dum Dum, , North 24-Parganas, WEST BENGAL, India, PIN - 700081, by caste Hindu, by Profession House wife, 3. Smt BINA SARKAR, Wife of Late UPEN CHANDRA SARKAR, 2, MOTILAL COLONY, P.O: RAJBARI COLONY, Thana: Dum Dum, , North 24-Parganas, WEST BENGAL, India, PIN - 700081, by caste Hindu, by Profession House wife, 4. Mr DILIP SARKAR, Son of Late UPEN CHANDRA SARKAR, 2, MOTILAL COLONY, P.O: RAJBARI COLONY, Thana: Dum Dum, , North 24-Parganas, WEST BENGAL, India, PIN - 700081, by caste Hindu, by Profession Service, 5. Miss SANTA SARKAR, Daughter of Late UPEN CHANDRA SARKAR, 2, MOTILAL COLONY, P.O: RAJBARI COLONY, Thana: Dum Dum, , North 24-Parganas, WEST BENGAL, India, PIN - 700081, by caste Hindu, by Profession Others, 6. Smt SONA GHOSH, Wife of Late ALOKE GHOSH, 2, MOTILAL COLONY, P.O: RAJBARI COLONY, Thana: Dum Dum, , North 24-Parganas, WEST BENGAL, India, PIN - 700081, by caste Hindu, by Profession House wife, 7. Smt RUPA DAS, Wife of Mr BIJOY DAS, 2, MOTILAL COLONY, P.O: RAJBARI COLONY, Thana: Dum Dum, , North 24-Parganas, WEST BENGAL, India, PIN - 700081, by caste Hindu, by Profession House wife, 8. Mr PRADIP SARKAR, Son of Late PREMANANDA SARKAR, 2, MOTILAL COLONY, P.O: RAJBARI COLONY, Thana: Dum Dum, , North 24-Parganas, WEST BENGAL, India, PIN - 700081, by caste Hindu, by Profession Service, 9. Mr ASHIM SARKAR, Son of Late PREMANANDA SARKAR, 2, MOTILAL COLONY, P.O: RAJBARI COLONY, Thana: Dum Dum, , North 24-Parganas, WEST BENGAL, India, PIN - 700081, by caste Hindu, by Profession Service, 10. Mr SURAJIT SARKAR, Son of Late PREMANANDA SARKAR, 2, MOTILAL COLONY, P.O: RAJBARI COLONY, Thana: Dum Dum, , North 24-Parganas, WEST BENGAL, India, PIN - 700081, by caste Hindu, by Profession Service, 11. Smt SANDHYA BISWAS, Wife of Mr MANINDRANATH BISWAS, 2, MOTILAL COLONY, P.O: RAJBARI COLONY, Thana: Dum Dum, , North 24-Parganas, WEST BENGAL, India, PIN - 700081, by caste Hindu, by Profession House wife, 12. Smt NAMITA ROY, Daughter of Late TARAK ROY, 2, MOTILAL COLONY, P.O: RAJBARI COLONY, Thana: Dum Dum, , North 24-Parganas, WEST BENGAL, India, PIN - 700081, by caste Hindu, by Profession House wife, 13. Miss SABITA SARKAR, Daughter of Late PREMANANDA SARKAR, 2, MOTILAL COLONY, P.O: RAJBARI COLONY, Thana: Dum Dum, , North 24-Parganas, WEST BENGAL, India, PIN - 700081, by caste Hindu, by Profession Others

Indetified by Bhaskar Dewan, , , Son of Mr Subodh Ch Dewan, 4 Italgacha Road, P.O: Dumdum, Thana: Dum Dum, , North 24-Parganas, WEST BENGAL, India, PIN - 700028, by caste Hindu, by profession Law Clerk

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

Execution is admitted on 05-06-2017 by Smt JAYATI ROY, DIRECTOR, AATREYEE NIRMAN PRIVATE LIMITED, 9/12, LAL BAZAR STREET, Block/Sector: C, P.O:- LAL BAZAR, P.S:- Hare Street, District:-Kolkata, West Bengal, India, PIN - 700001

Indetified by Bhaskar Dewan, , , Son of Mr Subodh Ch Dewan, 4 Italgacha Road, P.O: Dumdum, Thana: Dum Dum, , North 24-Parganas, WEST BENGAL, India, PIN - 700028, by caste Hindu, by profession Law Clerk



**Supriya Chattopadhyay**  
**DISTRICT SUB-REGISTRAR**  
**OFFICE OF THE D.S.R. - I NORTH 24-**  
**PARGANAS**  
**North 24-Parganas, West Bengal**

**On 06-06-2017**

**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 11/- ( E = Rs 7/- ,M(b) = Rs 4/- ) and Registration Fees paid by Cash Rs 11/-

**Payment of Stamp Duty**

Certified that required Stamp Duty payable for this document is Rs. 50/- and Stamp Duty paid by Stamp Rs 100/-

**Description of Stamp**

1. Stamp: Type: Impressed, Serial no 26183, Amount: Rs.100/-, Date of Purchase: 05/06/2017, Vendor name: S Mukherjee



**Supriya Chattopadhyay**  
**DISTRICT SUB-REGISTRAR**  
**OFFICE OF THE D.S.R. - I NORTH 24-**  
**PARGANAS**  
**North 24-Parganas, West Bengal**



Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1501-2017, Page from 74018 to 74085

being No 150103792 for the year 2017.



Digitally signed by SUPRIYA  
CHATTOPADHAY  
Date: 2017.06.19 17:46:18 +05:30  
Reason: Digital Signing of Deed.

(Supriya Chattopadhyay) 6/19/2017 5:46:18 PM  
DISTRICT SUB-REGISTRAR  
OFFICE OF THE D.S.R. - I NORTH 24-PARGANAS  
West Bengal.

(This document is digitally signed.)