

7808/2021

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Certified that the Document is admitted to
Registration and the
endorsement made on this document
are the part of the document.

Additional Registrar of
Assurances-IV, Kolkata

Additional Registrar
of Assurances-IV, Kolkata

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

19 AUG 2021

KNOW ALL MEN BY THESE PRESENTS THAT I, MR. SUBIR KUMAR GHOSH (having PAN-ACYPG2180P & AADHAAR NO. 3560 8854 5565), son of Sri. Ahindra Kumar Ghosh, by Occupation Business, by Nationality Indian, by Caste Hindu, residing at Kalipark (Gopalpur House), P.O: Rajarhat Gopalpur, P.S: formerly Airport presently Narayanpur P.S., District: North 24-Parganas, Pin: 700 136, hereinafter referred to, and called as the "PRINCIPAL" do hereby **SEND GREETINGS THAT:**

22261
10 AUG 2021

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ক্রোতার নাম ও মা
স্টাম্প ডেভার ফার্ম
বিধান নং (সল্ট লেক সিটি এ ডি এস আর ও
মোট স্টাম্প ক্রয় তাঃ
চালান নং মোট কত টাকা খরিদ
ব্রিজারী-বারাকপুর, ডেভার-মিতা দত্ত

MAHAMANI PROPERTIES PVT. LTD.
BA-17, Sector-I, Salt Lake City
Kolkata-700 054

23 JUL 2021

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Shibaji Roy
S/o Mr. Santosh Roy
Narayanpur, Nadindranagar
P.O. - Chabalan, PS - Anand
U. 700136

ADDITIONAL REGISTRAR
OF ASSURANCES-IV, KOLKATA

10 AUG 2021

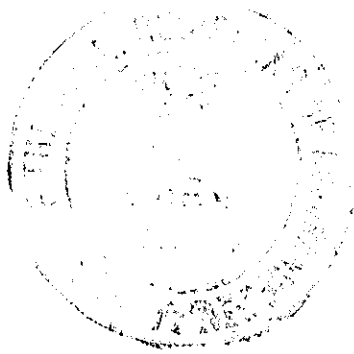
(2)

WHEREAS:

A) I the Principal herein is seized and possessed of and or well and sufficiently entitle to All That piece or parcel of Bastu land measuring **2 cottahs** be the same a little more or less together with **100 sq. ft.** tile shed kancha structure standing thereon, comprised in part of C.S. Dag No. 3196 corresponding to **R.S.** as well **L.R. Dag No. 2175**, under C.S. Khatian No. 1034, R. S. Khatian No. 352, L.R. Khatian No. 574/3, **at present recorded under L.R. Khatian No. 24850** in the Land Settlement Record of Right, with all sorts of rights of easements, privileges and benefits in connection thereto, lying and situated at **Mouza: Gopalpur**, J.L. No. 2, Touzi No.10, Ward No. 4, Police Station: formerly Rajarhat at present under Airport P.S, District of North 24-Parganas, presently within the limits of Bidhannagar Municipal Corporation morefully described in the **Schedule** hereunder written and hereinafter for the sake of brevity referred to as the '**SAID LAND**/' '**SAID PROPERTY**' free from all encumbrances whatsoever.

B) I, **SUBIR KUMAR GHOSH** the Principal / Executant herein as the Owner of the "**SAID LAND**"/"**SAID PROPERTY**", having marketable right, title, interest and physical possession thereof, by a Development Agreement executed by me as the **LAND OWNER/PARTY OF THE FIRST PART** therein and **M/S. MAHAMANI PROPERTY PVT. LTD.**" (having **PAN: AAICM4413A**), a Company incorporated under Companies Act, 1956 having its registered office at BA-17, Sector-1, Salt Lake City, P.O: Bidhannagar, P.S: Bidhannagar (North), Kolkata 700 064, being represented by one of it's Director **SRI SANJEEB GUPTA** (having **PAN: ADUPG1777F & AADHAAR NO. 5353 7491 8356**), son of Sri Gopal Prasad Gupta, by Faith Hindu, by Occupation Business, by Nationality: Indian, residing at BA-17, Sector-1, Salt Lake City, Kolkata -700 064, as the **DEVELOPER / BUILDER/ PARTY OF THE SECOND PART** therein on **12th** day of August , 2021, the Principal herein therein has 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

Sanjeeb Gupta
Subir Kumar Ghosh



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11 AUG 21 1993



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executed by and between us, i.e. the Executant/Land Owner in First Part and the said Developer/ Builder in Second Part (hereinafter referred to as the 'SAID DEVELOPMENT AGREEMENT').

AND WHEREAS to give true effect to the said Development Agreement and for proper implementation to the terms and conditions thereof, it is necessary and is condition precedent to give and execute a Power of Attorney in favour of 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 and construction work in the "Schedule Property" and also for selling of the units, flats, car parking spaces, shops, commercial spaces and other portions in the new buildings proposed to be constructed on the land under the Schedule hereto as well as for selling of the portions under the Developer's Allocations and also for all other practical purposes in terms of the said Development Agreement executed in between us and the said Developer on 12th day of August, 2021, duly registered at the Office of the A.R.A. - IV, Kolkata, recorded in Book - I... Being No. 1799407424 for the year 2021.

NOW KNOW YE AND THESE PRESENTS WITNESSES that We, **SUBIR KUMAR GHOSH** the Principal do hereby nominate, constitute and appoint (1) **SRI SANJEEB GUPTA** (having **PAN: ADUPG1777F & AADHAAR NO. 5353 7491 8356**), AND (2) **SRI SUJIT GUPTA** (having **PAN: ADWPG6464F & AADHAAR NO. 2597 4020 0681**), both sons of Sri Gopal Prasad Gupta, by Faith: Hindu, both being the Directors of said **MAHAMANI PROPERTIES PRIVATE LIMITED** having place of business at BA-7, Sector-1, Salt Lake City, Kolkata - 700 064, District: North 24-Parganas, both being the Directors of said **MAHAMANI PROPERTIES PRIVATE LIMITED** as my true and lawful Attorneys for me in my name and on my behalf with Power to act, exercise, carry out, execute or perform jointly or severally any or all of the acts, deeds, things, powers or authorities in any way relating to my "SAID PROPERTY"

Sujit Gu
Subir Kumar Ghosh



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ADDITIONAL REGISTRAR
OF ASSURANCES-IV, KOLKATA

6 AUG 2021



(4)

described in the SCHEDULE hereunder written including those, as contained hereafter as follows : -

1. To enter into the 'Said Property' hold and defend possession of the 'Said Land' and every part thereof and 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 plan/s, completion plan with applications and others as may be required for having the plan sanctioned and/or the sanction plans modified and/or altered by the Bidhannagar Municipal Corporation and other Authority or Authorities for the time being in force and for obtaining Building/s Completion Certificate therefrom.
3. To appear and represent us before the appropriate Authority or Authorities including the concerned Bidhan Nagar Municipal Corporation, West Bengal Police/Bidhan Nagar Police, Fire Brigade, Competent Authority under the Urban Land (Ceiling and regulation) Act, 1976 and Government of West Bengal and other concerned authorities, in connection with the mutation, amalgamation, sanction, modification and/or alteration or revision of the plan of the buildings and also for all others matters, affairs in connection to the development and construction of Housing Project on the said Premises.
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.



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10/01/2013

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5. To prepare execute and register on and behalf of me the necessary Deed of Gift to make a free gift of a small strip of land out of the total land in favour of the Bidhannagar Municipal Corporation for widening the existing passage abutting the land under the Schedule hereto for the purpose of obtaining necessary sanction of the Building Plan or Plans.
6. To appear, represent and sign on my behalf, the necessary amalgamation deed and also to present the same before all Authorities including those under the concerned Bidhan Nagar Municipal Corporation for fixation and/or finalization of the annual valuation of the said premises and for that to sign, execute, register and submit necessary papers and documents and do all other acts, deeds and things as the said Attorneys may deem fit and proper and also to apply for and obtain Completion or Occupancy Certificate and other certificates as may be required from the concerned authorities including from Bidhan Nagar Municipal Corporation Authority.
7. To file and submit declarations, statements applications and/or returns to the necessary Authority or Authorities in connection with the matters herein contained including to file, initiate, defend and/or compromise any suit, legal proceeding and/or Appeal or Revision.
8. To apply before the concerned Authority of the concerned Electricity Supplying Corporation and/or W.B.S.E.D.C.L/ CESC as applicable for the new temporary and/or permanent electricity connections at the said Property and also to convert the overhead connection to the underground connection and to apply for the disconnection of the said temporary and/or permanent electricity connections at the said building at the said Property and for the purpose to pay the required fees and/or security deposit and withdraw the same when and if so required and for



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the aforesaid purpose to sign, execute and submit all necessary papers, applications, documents and plans and to do all such other acts, deeds and things as may be deemed fit and proper by my said Attorneys on my behalf as and when required from time to time.

9. To apply before the concerned Authority for the new temporary and/or permanent connection of gas, water, sewerage, drainage, telephone, generator installation and/or other connection of any other utility to the said Property from the concerned Authorities, if so required, and/or to make alteration therein and to close down and/or have disconnected any of the above mentioned connections and for the aforesaid purpose to sign, execute and submit all necessary papers, applications, documents and plans and to do all such other acts, deeds and things as may be deemed fit and proper by my said Attorneys.
10. 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 take down demolish and/or remove old existing house building and/or structure of whatsoever nature on the premises.
11. To appoint and engage 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 his/their own discretion.
12. To apply for and obtain electricity, gas, water, sewerage, drainage telephone or other connections of any other utility to the said Property and/or to make alterations therein and to close down and/or have disconnected the same and for that purpose to sign execute and submit all papers applications documents and plans to do all other



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acts, deeds and things as may be deemed fit and proper by the said Attorney/s.

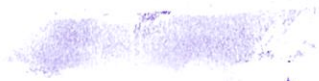
13. To give undertakings, assurances and indemnities, so may be required for the purposes aforesaid.
14. To apply for and obtain mutation, conversion, amalgamation, separation, updation, correction, modification, alteration or other recording in respect of the Subject Property or any part thereof and from the Bidhan Nagar Municipal Corporation, The Kolkata Metropolitan Development Authority, Collector, District Magistrate, and any other appropriate authorities as may be deemed fit and proper by the said Attorney/s.
15. 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 and also Hon'ble Supreme Court, India.
16. To file and defend suits, cases, appeals, writ applications and whatever nature for and on behalf of Principal or to be instituted preferred by or against any person or persons in respect of the 'Said Land'/ 'Said Property' and or any part or portion thereof and also to present and prosecute writ application in respect thereof.
17. To sign, declare and/or affirm any plaint, written statement, petition, affidavit, verification, Vakalatnama, Warrant of Attorney, memo of



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16 AUG 2021



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

18. To deposit and withdraw fees documents and moneys in and from any court/s and/or other person/s or authority and give valid receipts and discharge therefor.
19. To grant "Consent" and "No Objection Certificate" and permit to Transferees of Units, Parking Spaces and other Transferable Areas to take Home Loans from any Banks or Financial Institutions to the extend of the Developer's Allocations.
20. To negotiate and 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 property 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 and as described in Part – II of the Second Schedule hereunder togetherwith undivided proportionate share of the Said Land under the Schedule hereto as per terms and conditions of the aforesaid Development Agreement and without hampering the **"Owner's Allocations" under Part – I of the Second Schedule** hereto written.
21. 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 lawful 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



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16 AUG 2021

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(9)

convey the rights, title and interest of the Schedule Property and / or any portion thereof to the extent of the **Developer's Allocations under Part – II of the Second Schedule** written hereto and save and except the Owner's Allocations in terms of the said Development Agreement and described under Part – I of the Second Schedule hereto.

22. 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 Property before the Registrar of Assurances Kolkata, 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 the undivided impartable proportionate share of my said property or any portion thereof attributable to the constructed portions in the new building/s in the proposed project under the Developer's Allocations in terms of the 'Said Development Agreement'.
23. To sign, execute and issue No Objection Certificate towards mortgage of flat/s, shop/s, commercial space/s, car parking space/s and other portions under the Developer's Allocation togetherwith undivided proportionate share of land for obtaining Loan by the intending purchaser/s from the Financial Organisation/s for the purpose of purchasing such unit/s.
24. To mortgage the areas/spaces attributable to the Developer's/Builder's Allocation in the Subject Property with any Bank, Financial Institution or other Lending Organization/ Corporation and raise finance therefrom by deposit of title deeds of the Subject Property (equitable mortgage) or by executing simple mortgage deed or crating English mortgage, to secure project finance required by the Developer/Builder and further to



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16 AUG 2021

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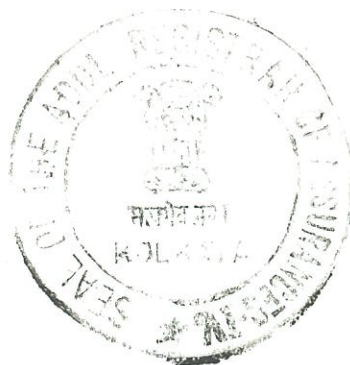
(10)

execute any further document or documents in furtherance of the above objective, including executing letter evidencing deposit of title deeds, confirmation of title deeds, deliver the Title Deeds and to receive back the Title Deeds and further to acknowledge the debt and security in terms of Sections 18 and 19 of Limitation Act, provided always such borrowing of finance and mortgage shall be deemed in respect of the Developer's/Builder's allocated areas only and without however creating any financial obligation upon the Principal/ Land Owner.

25. 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 I the Principal hereby declare that the powers and authorities hereby granted shall remain in force till the said property is fully and properly developed as per development agreement and in accordance with the statutory provisions, rules and regulations and that the transfer and/or conveyances of the land, buildings, flats, garage, parking space, commercial areas and other constructed areas are conveyed to the intending purchasers and handing over the entire complex to the Association of Apartment Owners and the same is registered and starts functioning, AND that in case of death of any executant, the powers and authority hereunder given shall remain in force for and in respect of the remaining executants, however the legal heirs and successors of the deceased executants shall be bound by the terms of the Development Agreement and as such may execute and register separate Power of Attorney giving identical powers and authority to the present Attorneys to fulfill the terms and conditions contained in the Development Agreement as per desire and intention of his/her/their predecessor-in-interest / deceased executants.

Be it mentioned hereto that this General Power of Attorney in relation to the aforesaid registered Development Agreement executed by me and the said



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REGISTRAR
OF COMPANIES, KOLKATA

16 AUG 2021

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(11)

Developer/Builder on this day, shall be read and interpreted analogously considering both the documents a single document and transaction for it's legal interpretation.

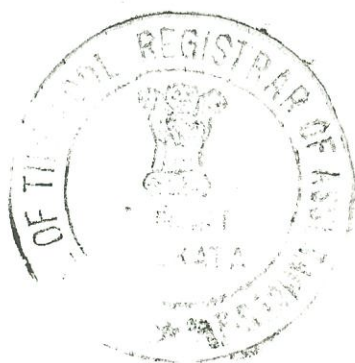
AND GENERALLY to acts as my Sole Attorney or Agent in relation to all matters touching my Said Land/Said Property under the Schedule hereto and proposed building/s and on my behalf to do and execute all, instruments, acts, matters, deeds and things as fully and effectually as I would do if personally present; AND I the above named Principal 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 Schedules hereunder.

THE FIRST SCHEDULE ABOVE REFERRED TO:

(The Said Property Of The Parties Herein)

ALL THAT PIECE OR PARCEL OF A BASTU LAND total admeasuring and containing a land area of **2 cottahs** be the same a little more or less together with **100 sq. ft.** tile shed kancha structure standing thereon, comprised in part of C.S. Dag No. 3196 corresponding to **R.S. as well L.R. Dag No. 2175**, under C.S. Khatian No. 1034, R. S. Khatian No. 352, L.R. Khatian Nos. 574/3, **at present recorded under L.R. Khatian No. 24850** in the Land Settlement Record of Right, with all sorts of rights of easements, privileges and benefits in connection thereto, lying and situated at Mouza: Gopalpur, J.L. No. 2, Touzi No.10, Ward No. 4, Police Station: formerly Rajarhat at present under Airport P.S, District of North 24-Parganas, presently within the limits of Bidhannagar Municipal Corporation. The said land and is butted and bounded by:

ON THE NORTH : By 12' Feet Wide Common Passage;
ON THE SOUTH : By Part of R.S./L.R. Dag No. 2175;
ON THE EAST : By Part of R.S./L.R. Dag No. 2175;
ON THE WEST : By 6' Feet Wide Common Passage.



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6 AUG 2021

(12)

THE SECOND SCHEDULE PART - I ABOVE REFERRED TO:
(Allocation of the Owners)

ALL THAT total Carpet Area admeasuring 700 Sq. ft. **in a manner of 1 (one) residential flat including Balcony and a Car Parking Space within the covered common Car Parking Zone**, in the proposed building (save and except the common areas) so to be constructed by the Developer on and upon the Owners' Said Land under the First Schedule; and the said Total Carpet Areas so allocable to the Owners shall be attributable to the net land area so shall be physically available to the Developer in respect of the Land under the First Schedule whereon or whereupon the entire proposed Housing Enclave/ Project shall be constructed by the Developer Togetherwith proportionate undivided common shares in all common areas common amenities and common facilities in a complete finished and in habitable conditions Togetherwith proportionate and undivided impartable right, title and interest as co-owners on the said land and or the said Demised Land described in the First Schedule hereinabove.

THE SECOND SCHEDULE PART - II ABOVE REFERRED TO
(Allocation of the Developer/Builder)

ALL THAT residue flats, floors, parking places, and other portions in all the proposed Buildings on and upon the land described in the First Schedule and within the proposed Housing Project **Save and Except the said Owners' Allocation, as defined above and also described in Part – I of this Second Schedule** and also save and except the common areas, the entire remaining areas in the new building/s consists of the residential flats, commercial spaces, shops and garages/car parking spaces proposed to be constructed on and upon the Owners' Land writter in the First Schedule hereinabove together with the proportionate undivided share therein along with undivided and proportionate share of the common facilities which shall be



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ADDITIONAL REGISTRAR
OF ASSURANCES-IV, KOLKATA

16 AUG 2021

(13)

absolutely belong to the Developer and/or its nominee/s or assignees under the terms and conditions of this Development Agreement.

IN WITNESSES WHEREOF we the abovenamed PRINCIPAL has executed these presents on this the 16th day of August in the year Two Thousand And Twenty One.

WITNESSES:-

1. S. R. Singh
10, 8/10/2021
K. U.

2. D. P. Singh
Komal Pur
Shyam Nagar
743128

Suleis Kumar Ghosh

PRINCIPAL

S. R. Singh

ATTORNEY

Drafted by me as per
declaration in document
by the parties.

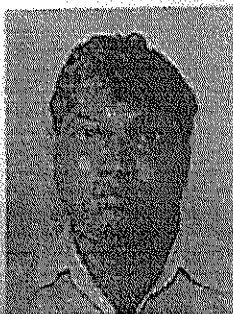
H. C. Karimaker
Advocate

High Court, Calcutta
WB/8671/83.



ADDITIONAL REGISTRAR
OF ASSURANCES-IV, KOLKATA

6 AUG 2021



শিবাজী রায়

Shibaji Roy

পিতা : পরিতোষ রায়

Father : Paritosh Roy

জন্মতারিখ/DOB : 29/09/1978

পুরুষ / Male

9498 8299 4100

আধার - সাধারণ মানুষের অধিকার



ভারতীয় ঐক্য

ভারত সরকার

Unique Identification Authority of India
Government of India

ভারতীয় আইডি / Enrollment No. : 1111/19717/06772

To
Shibaji Roy

শিবাজী রায়

R. GOLAPPUR

NARAYANPUR narendra nagar

Rajarhat

Rajarhat Gopalpur, North Twenty Four Parganas

West Bengal - 700136

28/02/2014



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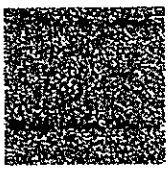


আপনার আধার সংখ্যা / Your Aadhaar No. :

9498 8299 4100

আধার - সাধারণ মানুষের অধিকার

Shibaji Roy

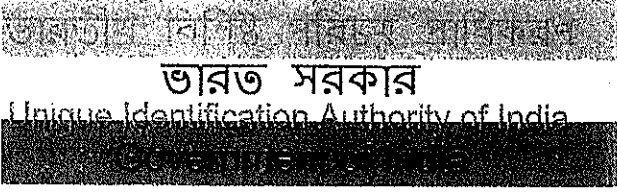
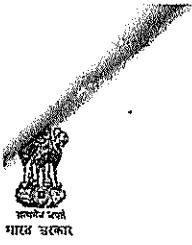
आयकर विभाग INCOME TAX DEPARTMENT			भारत सरकार GOVT OF INDIA
	स्थायी लेखा संख्या कार्ड Permanent Account Number Card ACYPG2180P		
नाम / Name SUSHIL KUMAR GHOSH			
पिता का नाम / Father's Name AHINDRAKUMAR GHOSH			
जन्म तिथि / Date of Birth 24/02/1968	हस्ताक्षर / Signature 		22122020

इस कार्ड के माध्यम से आप अपने आयकर विवरण को दर्ज कर सकते हैं।
 आप इसे अपने आयकर विवरण को दर्ज करने के लिए उपयोग कर सकते हैं।
 इसे अपने आयकर विवरण को दर्ज करने के लिए उपयोग कर सकते हैं।
 इसे अपने आयकर विवरण को दर्ज करने के लिए उपयोग कर सकते हैं।
 इसे अपने आयकर विवरण को दर्ज करने के लिए उपयोग कर सकते हैं।

If this card is lost, please inform the card to your
 Permanent Account Number Card
 Income Tax PAN Services Unit, NSDL
 Plot No. 211, Survey No. 107/8
 Connaught Place, New Delhi 110028
 Phone: 011-26123456

Date of Issue: 22/12/2020
 Validity: 10 Years

Sushil Kumar Ghosh



ভারত সরকার / Government of India
Enrollment No.: 1111/99556/00640

To
Subir Kumar Ghosh
সুবীর কুমার ঘোষ

GOPALPUR HOUSE
Rajarhat
Rajarhat Gopalpur, North 24 Parganas
West Bengal - 700136



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আপনার আধার সংখ্যা / Your Aadhaar No. :
3560 8854 5565

আধার - সাধারণ মানুষের অধিকার



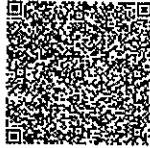
ভারত সরকার

Government of India

সুবীর কুমার ঘোষ
Subir Kumar Ghosh
পিতা : অহিন্দ্র কুমার ঘোষ
Father : Ahindra Kumar Ghosh

জন্মতারিখ/DOB: 24/02/1968
পুরুষ / Male

3560 8854 5565



আধার - সাধারণ মানুষের অধিকার



Government of India



তথ্য

- আধার পরিচয়ের প্রমাণ, নাগরিকত্বের প্রমাণ নয়।
- পরিচয়ের প্রমাণ অনলাইন প্রমাণীকরণ দ্বারা লাভ করুন।

INFORMATION

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

- আধার সারা দেশে মান্য।
- আধার ভবিষ্যতে সরকারী ও বেসরকারী পরিষেবা প্রাপ্তির সহায়ক হবে।
- Aadhaar is valid throughout the country.
- Aadhaar will be helpful in availing Government and Non-Government services in future.



ভারত সরকার

Government of India

ঠিকানা: , , গোপালপুর হাউস
রাজারহাট, রাজারহাট গোপালপুর
উত্তর ২৪ পরগনা, পশ্চিমবঙ্গ,

Address: , , GOPALPUR
HOUSE, Rajarhat, Rajarhat
Gopalpur, North 24
Parganas, West Bengal,
700136

3560 8854 5565

1947
1800 300 1947

help@uidai.gov.in

www.uidai.gov.in

Subir Kumar Ghosh

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

स्थायी लेखा संख्या कार्ड
Permanent Account Number Card

AAICM4413A

नाम / Name
MAHAMANI PROPERTIES PRIVATE LIMITED

निगमन / गठन की तारीख
Date of Incorporation / Formation
14/02/2013

20032018

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

स्थायी लेखा संख्या कार्ड
Permanent Account Number Card

ADUPG1777F

नाम / Name
SANJEEB GUPTA

पिता का नाम / Father's Name
GOPAL PRASAD GUPTA

जन्म की तारीख / Date of Birth
08/01/1972

हस्ताक्षर / Signature

04052017

भारत सरकार
GOVERNMENT OF INDIA

महेश्वर गुप्त
Sanjeeb Gupta

जन्मतारीख/DOB: 08/01/1972

पुरुष / MALE

Mobile No: 9331018605

5353 7491 8356

VID : 9127 1105 7719 5526

MEERA AADHAAR, MERI PEHCHAN

भारतीय विशिष्ट पहचान प्राधिकरण
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

ठिकाना:
गोपाल प्रसाद गुप्त, ई. ए - 17, जल्ले लोक जिमि,
सेक्टर - 1, कलकत्ता, बिधाननगर (एम), उड़ीसा २४
पश्चिम बंगाल - 700054

Address :
S/O Gopal Prasad Gupta, B A - 17, Salt Lake
City, Sector - 1, Kolkata, Bidhannagar(M),
North 24 Parganas,
West Bengal - 700054

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

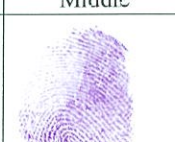
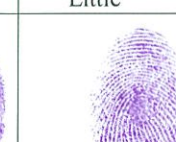
Sangeet

Cent

Q

1

SPECIMEN FORM FOR TEN FINGER PRINTS

Signature of the Executants/Presentants	LEFT HAND				
	Little	Ring	Middle	Fore	Thumb
 Sayan Gupta					
	RIGHT HAND				
	Thumb	Fore	Middle	Ring	Little
					
 Sulim Kumar Jyoshi					
	RIGHT HAND				
	Thumb	Fore	Middle	Ring	Little
					
	LEFT HAND				
	Little	Ring	Middle	Fore	Thumb
	RIGHT HAND				
	Thumb	Fore	Middle	Ring	Little
	LEFT HAND				
	Little	Ring	Middle	Fore	Thumb
	RIGHT HAND				
	Thumb	Fore	Middle	Ring	Little



ADDITIONAL REGISTRAR
OF ASSURANCES-IV, KOLKATA
16 AUG 2021

Major Information of the Deed

Deed No :	I-1904-07911/2021	Date of Registration	19/08/2021
Query No / Year	1904-8001505262/2021	Office where deed is registered	
Query Date	16/08/2021 12:46:56 PM	1904-8001505262/2021	
Applicant Name, Address & Other Details	SHIBAJI ROY NARAYANPUR, NARENDRA NAGAR, Thana : Rajarhat, District : North 24-Parganas, WEST BENGAL, PIN - 700136, Mobile No. : 9836843555, Status : Solicitor firm		
Transaction	Additional Transaction		
[0138] Sale, Development Power of Attorney after Registered Development Agreement			
Set Forth value	Market Value		
	Rs. 32,40,000/-		
Stamp duty Paid(SD)	Registration Fee Paid		
Rs. 100/- (Article:48(g))	Rs. 73/- (Article:E, M(a), M(b), I)		
Remarks	Development Power of Attorney after Registered Development Agreement of [Deed No/Year]:- 190407424/2021 Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :

District: North 24-Parganas, P.S:- Airport, Municipality: BIDHANNAGAR MUNICIPALITY CORPORATION, Road: Old 9th Route (Kaikhali Road), Mouza: Gopalpur, Pin Code : 700136

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-2175	LR-24850	Bastu	Bastu	2 Katha		32,40,000/-	Width of Approach Road: 12 Ft., Adjacent to Metal Road, , Project Name :
Grand Total :					3.3Dec	0 /-	32,40,000 /-	

Principal Details :

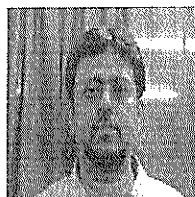
SI No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Mr SUBIR KUMAR GHOSH (Presentant) Son of Mr Ahindra Kumar Ghosh Executed by: Self, Date of Execution: 16/08/2021 , Admitted by: Self, Date of Admission: 16/08/2021 ,Place : Office			
		16/08/2021	LTI 16/08/2021	16/08/2021

Kalipark Gopalpur House, City:- , P.O:- Rajarhat Gopalpur, P.S:-Airport, District:-North24-Parganas, West Bengal, India, PIN:- 700136 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.: ACxxxxxx0P, Aadhaar No: 35xxxxxxxx5565, Status :Individual, Executed by: Self, Date of Execution: 16/08/2021
 , Admitted by: Self, Date of Admission: 16/08/2021 ,Place : Office

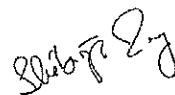
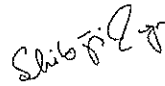
Attorney Details :

SI No	Name,Address,Photo,Finger print and Signature
1	MAHAMANI PROPERTIES PRIVATE LIMITED BA-17, Sector – I, Salt Lake City, City:- , P.O:- Bidhannagar, P.S:-North Bidhannagar, District:-North 24-Parganas, West Bengal, India, PIN:- 700064 , PAN No.: AAxxxxxx3A.Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

Representative Details :

Representative Details :				
SI No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Mr SANJEEB GUPTA Son of Mr Gopal Prasad Gupta Date of Execution - 16/08/2021, , Admitted by: Self, Date of Admission: 19/08/2021, Place of Admission of Execution: Office			
		Aug 19 2021 3:45PM	LTI 19/08/2021	19/08/2021
BA-17, Sector-I, Salt Lake City, City:- , P.O:- Bidhannagar, P.S:-North Bidhannagar, District:-North 24-Parganas, West Bengal, India, PIN:- 700064, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.: ADxxxxxx7F, Aadhaar No: 53xxxxxxxx8356 Status : Representative, Representative of : MAHAMANI PROPERTIES PRIVATE LIMITED (as DIRECTOR)				

Identifier Details :

Name	Photo	Finger Print	Signature
Mr SHIBAJI ROY Son of Late PARITOSH ROY , NARAYANPUR, NARENDRA NAGAR, City:- Kolkata, , P.O:- R GOPALPUR, P.S:-Rajarhat, District:-North 24-Parganas, West Bengal, India, PIN:- 700136			
16/08/2021	16/08/2021	16/08/2021	
Identifier Of Mr SUBIR KUMAR GHOSH, Mr SANJEEB GUPTA			
Mr Shibaji Roy Son of Late Paritosh Roy Narayanpur, Narendranagar, City:- Kolkata, , P.O:- R Gopalpur, P.S:-Airport, District:-North 24-Parganas, West Bengal, India, PIN:- 700136			
19/08/2021	19/08/2021	19/08/2021	
Identifier Of Mr SANJEEB GUPTA			

Transfer of property for L1		
Sl.No	From	To. with area (Name-Area)
1	Mr SUBIR KUMAR GHOSH	MAHAMANI PROPERTIES PRIVATE LIMITED-3.3 Dec

Land Details as per Land Record

District: North 24-Parganas, P.S:- Airport, Municipality: BIDHANNAGAR MUNICIPALITY CORPORATION, Road: Old 91 Route (Kaikhali Road), Mouza: Gopalpur, Pin Code : 700136

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 2175, LR Khatian No:- 24850	Owner:সুবীর কুমার ঘোষ, Gurdian:অহিন্দ্র কুমার ঘোষ, Address:নিজ , Classification:বাগান, Area:0.03000000 Acre,	Owner Name not selected by applicant.

Endorsement For Deed Number : I - 190407911 / 2021

On 16-08-2021

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

Presented for registration at 16:38 hrs on 16-08-2021, at the Office of the A.R.A. - IV KOLKATA by Mr SUBIR KUMAR GHOSH ,Executant.

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 32,40,000/-

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

Execution is admitted on 16/08/2021 by Mr SUBIR KUMAR GHOSH, Son of Mr Ahindra Kumar Ghosh, Kalipark Gopalpur House, P.O: Rajarhat Gopalpur, Thana: Airport, , North 24-Parganas, WEST BENGAL, India, PIN - 700136, by caste Hindu, by Profession Business

Indetified by Mr SHIBAJI ROY, , , Son of Late PARITOSH ROY, , NARAYANPUR, NARENDRA NAGAR, P.O: R GOPALPUR, Thana: Rajarhat, , City/Town: KOLKATA, North 24-Parganas, WEST BENGAL, India, PIN - 700136, by caste Hindu, by profession Others

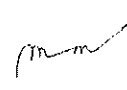
Payment of Fees

Certified that required Registration Fees payable for this document is Rs 73/- (E = Rs 7/- ,I = Rs 55/- ,M(a) = Rs 7/- ,M (b) = Rs 4/-) and Registration Fees paid by Cash Rs 73/-

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 2231, Amount: Rs.100/-, Date of Purchase: 23/07/2021, Vendor name: M Dutta


Mohul Mukhopadhyay
ADDITIONAL REGISTRAR OF ASSURANCE
OFFICE OF THE A.R.A. - IV KOLKATA
Kolkata, West Bengal

On 19-08-2021

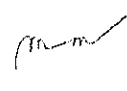
Certificate of Admissibility(Rule 43,W.B. Registration Rules 1962)

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

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

Execution is admitted on 19-08-2021 by Mr SANJEEB GUPTA, DIRECTOR, MAHAMANI PROPERTIES PRIVATE LIMITED, BA-17, Sector – I, Salt Lake City, City:- , P.O:- Bidhannagar, P.S:-North Bidhannagar, District:-North 24-Parganas, West Bengal, India, PIN:- 700064

Indetified by Mr Shibaji Roy, , , Son of Late Paritosh Roy, Narayanpur, Narendranagar, P.O: R Gopalpur, Thana: Airport , City/Town: KOLKATA, North 24-Parganas, WEST BENGAL, India, PIN - 700136, by caste Hindu, by profession Others


Mohul Mukhopadhyay
ADDITIONAL REGISTRAR OF ASSURANCE
OFFICE OF THE A.R.A. - IV KOLKATA
Kolkata, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1904-2021, Page from 391288 to 391315
being No 190407911 for the year 2021.



Digitally signed by MOHUL
MUKHOPADHYAY
Date: 2021.09.09 11:12:59 +05:30
Reason: Digital Signing of Deed.

(Mohul Mukhopadhyay) 2021/09/09 11:12:59 AM
ADDITIONAL REGISTRAR OF ASSURANCE
OFFICE OF THE A.R.A. - IV KOLKATA
West Bengal.

(This document is digitally signed.)