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पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

AG 304540

Certified that the documents is admitted to registration. The Signature sheet/s and the endorsement sheets attached with this document are the part of this document.

Addl. Dist Sub-Registrar
Alipore, South 24 Parganas

18 AUG 2021

DEVELOPMENT POWER OF ATTORNEY

KNOW ALL MEN TO WHOM THESE PRESENTS SHALL COME THAT
We, (1) Mr. Madan Lal Shaw, son of Late Dwarka Prasad Shaw @
Dwarika Prasad Shaw alias Dwarka Prasad Verma, aged about 57
years, by Nationality-

13.8.2021
17.8.2021
8/1445376/2021

5-20 PM
VNER-583

for

00079

23 JUN 2021

Sl. No.Dt.Rupees- 100/-

Harshita Developers Private Limited.

Address. 20, O.C. Ganguly Sarani, Kolkata - 700020

P.O.P.S.

Vendor: *Dez*

Dez

Jayanta Deo
ALIPORE POLICE COURT
Kolkata-27

Dez



1719

Dez



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Madan Lal Shouk



1721

Gopal Pr. Verma



1722

Ghanshyam Verma



Addl. Dist. Sub-Registrar
Alipore
13 AUG 2021
South 24 Parganas
Kolkata-700027

Afrozgir Khan

Indian, by Caste – Hindu, residing at in the State of West Bengal, having his **PAN No. BIBPS8424A, Aadhaar No 3530 4144 3572**, Mobile No: 9091594901 **(2) Mr. Gopal Prasad Verma**, son of Late Dwarka Prasad Shaw @ Dwarika Prasad Shaw alias Dwarka Prasad Verma, aged about 58 years, by Nationality – Indian, by Caste – Hindu, having his **PAN No. AEZPV6792H Aadhaar No. 3001 6965 5931**, Mobile No: 9239239567. **(3) Mr. Ghanshyam Verma**, son of Late Dwarka Prasad Shaw @ Dwarika Prasad Shaw alias Dwarka Prasad Verma, aged about 49 years, by Nationality – Indian, by Caste – Hindu, having his **PAN No. AEWPV0827J, Aadhaar No. 5631 7514 6700**, Mobile No:- 9748639937. **(4) Mr. Radheshyam Verma**, son of Late Dwarka Prasad Shaw @ Dwarika Prasad Shaw alias Dwarka Prasad Verma, aged about 44 years, by Nationality – Indian, by Caste – Hindu, having his **PAN No. AEZPV6786P, Aadhaar No 5049 1812 2375**, Mobile No:- 6290911094. **(5) Mr. Sunil Kumar Verma**, son of Late Dwarka Prasad Shaw @ Dwarika Prasad Shaw alias Dwarka Prasad Verma, aged about 43 years, by Nationality – Indian, by Caste – Hindu, having his PAN No. BAXPS0224C **Aadhaar No 5066 2850 4007** Mobile No: 8620044186. All are no. **1 to 5** residing at **P-155/Q, Mudiali Road, Bramha Samaj Lane, Kolkata 700024, P.S Metiabruz, P.O Garden Reach**, hereinafter referred to

as the GRANTORS do hereby SEND GREETINGS as follows:

W H E R E A S:

A. The **GRANTORS** are absolutely seized and possessed of or otherwise well and sufficiently entitled to **ALL THAT** piece and parcel of land



1723

- Radheslyen Ven



1724

- Sumit Kumar Verma



Atangir Khun
s/o L. Satter Khun
Natum Para, Mallik Pur
P.S. Barui Pur, Dist. (S) 24 Parganas

Add. Dist. Sub-Registrar
Alipore
13 AUG 2021
South 24 Parganas
Kolkata-700027

measuring about 10 cottahs, 00 chattaks, 00 sqft. together with one storied brick build structure standing thereon admeasuring 5200 sqft more or less. Lying and situated at premises No.25A, Harish Mukherjee Road, Kolkata-700025, P.S- Bhowanipur P.O- Gokhale Road under ward no. 071 morefully and particularly described in the Schedule hereunder written and hereinafter referred to as SAID PROPERTY.

A. By a Development Agreement dated June 16, 1993 entered between Dwarka Prasad Shaw @ Dwarika Prasad Shaw alias Dwarka Prasad Verma and Smt. Suma Devi Shaw @ Suma Debi Verma both since deceased and Harshita Developers Private Limited, registered in Book No. I, Volume No. 62, pages from 297 to 314, Being No deed no 2760 for the year 1993 in the Office of Additional District Sub-Registrar, 24-Parganas (S) at Alipore the said Dwarika Prasad Shaw @ Dwarika Prasad Shaw @ Dwarka Prasad Verma and Smt. Suma Devi Shaw @ Suma Debi Verma both since deceased gave the exclusive right to develop the said property to the Grantee's mentioned herein above.

B. **A Supplementary Development Agreement dated 30th July, 2021 being No 1605 01714/2021, Book No. I, Volume No. 1605-2021 Page from 74298 to 74346 registered in the office of the ADSR Alipore, 24 Pargana South was entered between 1. Mr. Madan Lal Shaw, 2. Mr Gopal Prasad Verma, 3. Mr. Ghanshyam Verma, 4. Mr. Radheshyam Verma, 5. Mr. Sunil Kumar Verma, and HARSHITA DEVELOPERS PRIVATE LIMITED. The**

said Owners gave the exclusive right to develop the said property to the Grantee's mentioned herein above.

C. On a Supplemental Agreement entered into between the Grantors and Grantee's whereby the Grantors agreed to execute a registered Power of Attorney in favour of the **Directors of M/S. HARSHITA DEVELOPERS PRIVATE LIMITED, [PAN No. AAOCS3902Q], Mr. Hari Prasad Sharma,** son of Late Sanwarmal Sharma, aged about 54 years, by Nationality - Indian, by faith - Hindu, by occupation - Business, residing at 20, O. C. Ganguli Sarani, Police Station - Bhowanipore, Post Office - Lala Lajpat Rai Sarani Kolkata-700020, in the State of West Bengal, having his **PAN No. ALQPS4877E, AADHAAR NO 6120 1323 3828,** nominees of the grantee's so as to enable the Grantee's to carry out the Development Work in terms of the agreements aforesaid.

D. **NOW KNOWN AND ALL THIS PRESENT WITNESSTH THAT** We, (1). Mr. Madan Lal Shaw, (2). Mr Gopal Prasad Verma. (3) Mr. Ghanshyam Verma, (4). Mr. Radheshyam Verma, (5). Mr. Sunil Kumar Verma, do hereby nominate constitute and appoint, **Mr. Hari Prasad Sharma,** son of Late Sanwarmal Sharma,


as our true and lawful ATTORNEY in our names and on our behalf to do and execute and perform any and all of the following acts, deeds and things and any other matters jointly and/or severally pertaining and relating to the said scheduled property.

1. To develop the said property for on and our behalf in terms of the Development Agreement dated June 16, 1993 and Supplementary Development Agreement dated July 30, 2021 to supervise control manage and maintain all affairs of the Schedule Property.
2. To carry on correspondence, give undertakings, and execute documents of any kind whatsoever, and institute and finalise deals of all kinds and nature with competent authorities and/or bodies including Government of West Bengal, Kolkata Municipal Corporation, KMDA, KIT, CESC Ltd., Police Personnel, WB Fire and emergency services Department, Land Ceiling Department and/or Offices/Departments both statutory and non statutory local and/or central for any purposes whatsoever necessary for the development of said Scheduled Property.
3. To sign and submit plans for development of said premises by constructing a multi storied building or buildings at the said premises to be sanction by the Kolkata Municipal Corporation and obtain the sanctioned plan on our behalf from the said Kolkata Municipal Corporation and pay all



the fees, cost, charges and expenses with regard to the Kolkata Municipal Corporation or any other authorities as may be necessary for development of the said premises.

4. To receive the sanctioned plan from the Kolkata Municipal Corporation and pay all in respect thereof to the Kolkata Municipal Corporation.
5. To construct a multi storied building or buildings and to develop the said premises in accordance with the sanctioned plan and without any obstruction or hindrance from the Grantor or any person claiming through or by under them.
6. To negotiate on terms for and agree to enter into and conclude any Agreement for Sale and Sell the property or part thereof, to any Purchaser or Purchasers at such price which our said attorney in his absolute discretion shall think fit and proper and/or ~~cancel~~ and/or repudiate the same in respect of the Developer allocation only i.e. 62% of total FAR.
7. To receive from the intending purchaser or purchasers any earnest money and/or advances and also the balance of purchase money and to give good valid receipt and discharge for the same which will protect the Purchaser or Purchasers for such sale and the attorney shall give proper account in respect of the Developer allocation only i.e. 62% of total FAR.

8. To sign and execute Agreement For Sale, Sale Deed, Rectification of Sale Deed and all other deeds, instruments and assurances and shall allow do all others acts as may be necessary in the said property or any portion thereof to any person or body corporate which they shall consider necessary and to enter into and/or agree to such covenants and conditions as may be required for fully and effectually conveying the grantee's share or part thereof situated at 25/A, Harish Mukherjee Road, Kolkata - 700025 in respect of the Developer allocation only i.e. 62% of total FAR.
 9. To register the Deed of Sale or Conveyances or any other documents deemed necessary by the grantee's in respect of the Developer allocation i.e. 62% of total FAR.
 10. To appear before the Registrar or Assurance or the Sub-Registrars having jurisdiction and to present the documents for registration, admit execution of the documents and to get the same registered as we could do ourselves, if personally present in respect of the Developer allocation i.e. 62% of total FAR.
 11. To give undertakings and affirm affidavits and submit the same to the Kolkata Municipal Corporation.
- 

12. To deposit such fees with the Kolkata Municipal Corporation, CESC Ltd., Fire Department and all such Departments and to take refund of any money payable to us in connection with the said property from any department.

13. To obtain electric connection, water connection, sewerage connection in the said premises from the appropriate authorities.

14. To appoint architects, labourers and contractors and pay their dues and also to discharge them whenever our said attorney seems fit and proper.

15. To apply for and obtain Building plan for sanction and completion certificates from the Kolkata Municipal Corporation.

16. To deal with Fire Brigade and obtain such permission for development and construction of a new building or buildings in the said premises.


17. To appoint vakils, advocates, solicitors and execute the Vakalatnama and such powers as may be deemed fit and proper.

18. To sign and verify complaints, written statements, petitions, applications, statements, Memorandum of Appeals, Forms, Claims, Objections and documents of all kinds and to affirm affidavits and declarations of all sorts

and nature before Notary Public and/or before other legal forum and/or before any other statutory and non statutory authority, authorities and/or body/bodies and to file and submit them to any court, tribunals or offices of the court and to withdraw the same from time to time as deemed necessary.

19. To commence, prosecute, defend or oppose suits, appeals and all other legal and officials and non-officials proceedings in Courts of Law, both Civil and Criminal and any other legal and Official Forum against lessees, occupiers, trespassers and/or any other persons or persons for their eviction, ejection, recovery of khas possession, for recovery of taxes, means profits, imposition sale proceeds, charges, damages and claims under any other head/heads in the State of West Bengal and/or in the Union of India, in Government Offices and in the Office/Offices of Statutory and Non-Statutory body/bodies.

AND GENERALLY TO DO AND PERFORM ALL acts, deeds, matter and matters or things in connection with the development and sale (only of the Developer allocation i.e 62% of total FAR) before all or any of the authorities of the said property as fully and effectually as we could do had we been personally present. AND we hereby agreed to ratify and confirm all the acts deeds and things which our said attorney do by virtue of these presents.



THE SCHEDULE ABOVE REFERRED TO:

ALL THAT piece and parcel of land together with one storied brick build structure standing thereon admeasuring 5200 sqft more or less containing an area of land 10 cottahs, 00 chattaks, 00 sqft be the same a little more or less situate lying at and being premises No. 25A, Harish Mukherjee Road in the Municipal Town of Kolkata under KMC Ward No. 71 within Police Station: Bhawanipore, Post Office: Gokhale Road, within the District of South 24 Parganas, Kolkata 700025 being KMC Assessee No. 110711400382 and the entire property is butted and bounded in the manner following:

NORTH	:	By Nandan Road
EAST	:	By Premises No. 29B, Nandan Road.
WEST	:	By Harish Mukherjee Road
South	:	By 25, Harish Mukherjee Road

IN WITNESS WHEREOF we do hereunto set and subscribe our signature to this instrument on this 13th day of August, 2021.

SIGNED, SEALED AND DELIVERED at Kolkata in the presence of

WITNESSES:

1. Afamgir Khan
Natum Paza, Dalli K Puz.
P.S. Barli Puz. (S) 24 Parganas.

2. Darsh Kakkad
90 Nitul Kakkad
23, Paddepur Road
Fort Lotus
Kolkata - 700020.

WITNESSES:

1. Sunanna
(SUNIL KUMAR MANNA)
S/O Late Keshab Ch. Manna
234/3A, A.J.C. Bose Road
Kolkata - 700020

2. Pious Colas
4A, Jhantala Lane
Kolkata - 700019

Nabakumar Mukhopadhyay

Nabakumar Mukhopadhyay
Advocate

Advocate, Alipore Police Court
License No. Enrl. No. - WB/2037/1999

Typed by:

S. Das
Alipore Police Court
Kat-27

1. *Madan Lal Shaw*

2. *Yash P. Verma*

3. *Ghanshyam Verma*

4. *Rasheshyam Verma*

5. *Sunil Kumar Verma*

SIGNATURE OF THE
PRINCIPLES/ EXECUTANTS

HARSHITA DEVELOPERS PRIVATE LIMITED

[Signature]
Director/Authorized Signatory

SIGNATURE OF THE
ATTORNEY

SPECIMEN FORM FOR TEN FINGERPRINTS



MADAN LAL SHAW
Name

Madan Lal Shaw

	Thumb Finger	Fore Finger	Middle Finger	Ring Finger	Little Fin
Left Hand					
Right Hand					



GOPAL PRASAD VERMA
Name

Gopal P. Verma

Signature

	Thumb Finger	Fore Finger	Middle Finger	Ring Finger	Little Finger
Left Hand					
Right Hand					



GHANSHYAM VERMA
Name

Ghanshyam Verma

Signature

	Thumb Finger	Fore Finger	Middle Finger	Ring Finger	Little Finger
Left Hand					
Right Hand					



RADHESHYAM VERMA
Name

Radheshyam Verma

Signature

	Thumb Finger	Fore Finger	Middle Finger	Ring Finger	Little Finger
Left Hand					
Right Hand					

SPECIMEN FORM FOR TEN FINGERPRINTS



SUNIL KUMAR VERMA
Name

Sunil Kumar Verma
Signature

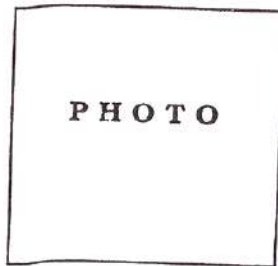
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Left Hand					
Right Hand					



HARI PRASAD SHARMA
Name

[Signature]
Signature

	Thumb Finger	Fore Finger	Middle Finger	Ring Finger	Little Finger
Left Hand					
Right Hand					

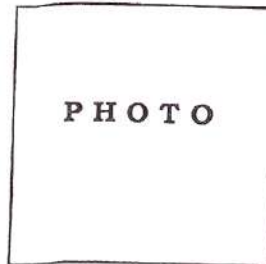


PHOTO

Name

Signature

	Thumb Finger	Fore Finger	Middle Finger	Ring Finger	Little Finger
Left Hand					
Right Hand					



PHOTO

Name

Signature

	Thumb Finger	Fore Finger	Middle Finger	Ring Finger	Little Finger
Left Hand					
Right Hand					







Government of West Bengal

Department of Finance (Revenue) , Directorate of Registration and Stamp Revenue







OFFICE OF THE A.D.S.R. ALIPORE, District Name :South 24-Parganas

Signature / LTI Sheet of Query No/Year 16058001445376/2021



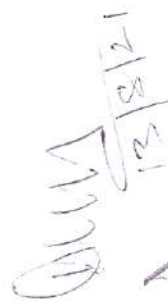
I. Signature of the Person(s) admitting the Execution at Private Residence.



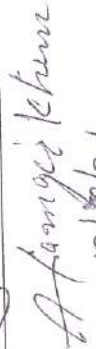
SI No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
1	Mr MADAN LAL SHAW P-155/Q, MUDIALI ROAD,BRAMHA SAMAJ LANE, City:- Kolkata, , P.O:- GARDEN REACH, P.S:-Metiaburutz, District:-South 24- Parganas, West Bengal, India, PIN:- 700024	Principal			<i>Madan Lal Shaw</i> 13/8/2021.
2	Mr GOPAL PRASAD VERMA P-155/Q, MUDIALI ROAD, BRAMHA SAMAJ LANE, City:- Kolkata, , P.O:- GARDEN REACH, P.S:- Metiaburutz, District:- South 24-Parganas, West Bengal, India, PIN:- 700024	Principal			<i>Gopal Pr. Verma</i> 13/8/2021

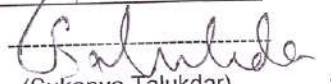
I. Signature of the Person(s) admitting the Execution at Private Residence.

Sl No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
3	Mr GHANASHYAM VERMA P-155/Q, MUDIALI ROAD, BRAMHA SAMAJ LANE, City:- Kolkata, , P.O:- GARDEN REACH, P.S:- Metiaburutz, District:- South 24-Parganas, West Bengal, India, PIN:- 700024	Principal			Ghanashyam Verma 13/8/21
4	Mr RADHESHYAM VERMA P-155/Q, MUDIALI ROAD, BRAMHA SAMAJ LANE, City:- Kolkata, , P.O:- GARDEN REACH, P.S:- Metiaburutz, District:- South 24-Parganas, West Bengal, India, PIN:- 700024	Principal			Radheshyam Verma 13/8/21
5	Mr SUNIL KUMAR VERMA P-155/Q, MUDIALI ROAD, BRAHMA SAMAJ LANE, City:- Kolkata, , P.O:- GARDEN REACH, P.S:- Metiaburutz, District:- South 24-Parganas, West Bengal, India, PIN:- 700024	Principal			Sunil Kumar Verma 13/08/2021

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
6	Mr HARI PRASAD SHARMA 20, O C GANGULY SARANI, City:- Kolkata, , P.O:- LALA LAJPAT RAI SARANI, P.S:- Bhawanipore, District:- South 24-Parganas, West Bengal, India, PIN:- 700020	Representative of Attorney [HARSHIT A DEVELOPERS PRIVATE LIMITED]			 12/8/21

SI No.	Name and Address of identifier	Identifier of	Photo	Finger Print	Signature with date
1	ALAMGIR KHAN Son of Late SATTAR KHAN MALLIKPORE, City:- Kolkata, , P.O:- BARUIPUR, P.S:- Baruipur, District:- South 24-Parganas, West Bengal, India, PIN:- 700145	Mr MADAN LAL SHAW, Mr GOPAL PRASAD VERMA, Mr GHANASHYAM VERMA, Mr RADHESHYAM VERMA, Mr SUNIL KUMAR VERMA, Mr HARI PRASAD SHARMA			 13/8/21


(Sukanya Talukdar)

ADDITIONAL DISTRICT
SUB-REGISTRAR
OFFICE OF THE A.D.S.R.
ALIPORE
South 24-Parganas, West
Bengal



ভারত সরকার
GOVERNMENT OF INDIA



মদন লাল শাউ
Madan Lal Shaw
পিতা: দ্বারিকা প্রসাদ শাউ
Father: DWARIKA PRASAD SHAW

জন্ম সাল/Year of Birth: 1963
পুরুষ / Male



3530 4144 3572

আধার - সাধারণ মানুষের অধিকার



ভারতীয় বিশিষ্ট পরিচয় প্রাপ্তিকরণ
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

ফিকসা, পি-155/কিউ, মুদিয়ালা রোড
গার্ডেন রীচ, গার্ডেন রীচ এস.ও, বোম্বাইকাজ
পশ্চিমবঙ্গ, 700024

Address: P-155/Q, MUDIALI
ROAD, GARDEN REACH,
Garden Reach S.O, Garden
Reach, Kolkata, West
Bengal, 700024

1947
1800 180 1947

help @ uidai.gov.in

www
www.uidai.gov.in

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

Madan Lal Shaw

आयकर विभाग
INCOME TAX DEPARTMENT

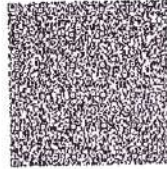


भारत सरकार
GOVT. OF INDIA



स्थायी लेखा संख्या कार्ड
Permanent Account Number Card

BIBPS8424A



नाम / Name
MADAN LAL SHAW

पिता का नाम / Father's Name
DWARIKA PRASAD SHAW

जन्म की तिथि /
Date of Birth
29/03/1963

Madan Lal Shaw
हस्ताक्षर / Signature



In case this card is lost / found, kindly inform / return to:

Income Tax PAN Services Unit, UTIITSL
Plot No. 3, Sector 11, CBD Belapur,
Navi Mumbai - 400 614.

इस कार्ड के खोने/पाने पर कृपया सूचित करें/लौटाएं :
आयकर पैन सेवा यूनिट, UTIITSL
प्लॉट नं- 3, सेक्टर 11, सीडीबी बेलपुर,
नवी मुंबई-400 614

Aaykar Sampark Kendras
For Income Tax Related
Queries call Toll Free Nos.
1961
or
18001801961

Madan Lal Shaw

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

GOPAL PRASAD VERMA

DWARIKA PRASAD VERMA

22/08/1962

Permanent Account Number

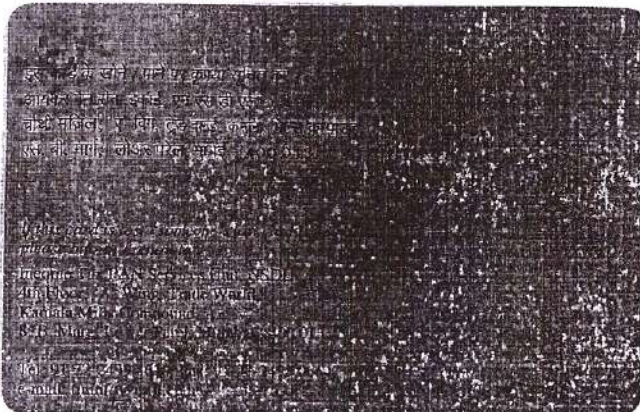
AEZPV6792H

Gopal Prasad Verma
Signature



27102006

Gopal P. Verma





भारत सरकार
GOVERNMENT OF INDIA



गोपाल प्रसाद वर्मा
Gopal Prasad Verma
जन्मतिथि/ DOB: 22/08/1962
पुरुष / MALE



3001 6965 5931

आमार आधार, आमार परिचय

Gopal P. Verma



भारतीय विशिष्ट पहचान प्राधिकरण
INDIAN AUTHORITY OF INDIA

ठिकाना:

पि-155/किटे, मुदियाली रोड,
गार्डेन रीच, गार्डेन रीच
एस.ओ, कोलकाता,
पश्चिमवङ - 700024

Address:

P-155/Q, MUDIALI ROAD, GARDEN
REACH, Garden Reach S.O, Kolkata
West Bengal - 700024

3001 6965 5931

MEERA AADHAAR, MERI PEHACHAN



भारत सरकार

Government of India



Ghanshyam Verma

Father : DWARIKA PRASAD VERMA

DOB : 29/10/1971

Male



5631 7514 6700

मेरा आधार, मेरी पहचान

Ghanshyam Verma



Unique Identification Authority of India

Address:

S/O Dwarka Prasad Verma, P/S-MATIABRUZ,

P-155/Q.MUDIALI ROAD GARDEN REACH, Garden

Reach, Kolkata, Garden Reach, West Bengal, 700024

5631 7514 6700



1947



help@uidai.gov.in



www.uidai.gov.in

[Handwritten signature]

आयकर विभाग
 INCOME TAX DEPARTMENT

भारत सरकार
 GOVT. OF INDIA

GHANSHYAM VERMA
 DWARKA PRASAD VERMA

29/10/1971
 Permanent Account Number
 AEWPV0827J


 Signature



Ghanshyam Verma

In case this card is lost / found, kindly inform / return to :
 Income Tax PAN Services Unit, UTISL
 Plot No. 3, Sector 11, CBD Belapur,
 Navi Mumbai - 400 614.

इस कार्ड के खोने/पाने पर कृपया सूचित करें/लीटाएं :
 आयकर पैन सेवा यूनिट, यूटीएसएल
 प्लॉट नं. 3, सेक्टर 11, सी.बी.डी. बेलपुर,
 नवी मुंबई-400 614



ভারত সরকার
Government of India



রাধেশ্যাম বর্মা
Radheshyam Verma
জন্মতারিখ/ DOB: 09/04/1976
পুরুষ / MALE



5049 1812 2375

আমার আধার, আমার পরিচয়



আধার

ভারতীয় বিশিষ্ট পরিচয় প্রাধিকরণ
Unique Identification Authority of India

ঠিকানা:
পি-155/কিউ, মুদিয়ালী রোড, গার্ডেন
রীচ, গার্ডেন রীচ, কোলকাতা,
পশ্চিমবঙ্গ - 700024

Address:
P-155/Q, MUDIALY ROAD,
GARDEN REACH, Garden
Reach S.O, Kolkata,
West Bengal - 700024

5049 1812 2375

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help@uidai.gov.in

www.uidai.gov.in

Radheshyam Verma

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

RADHEYSHYAM VERMA
DWARIKA PRASAD VERMA

09/04/1976
Permanent Account Number
AEZPV6786P

Radheyshyam Verma
Signature



27102006

Radheshyam Verma

इस कार्ड के खोने / पाने पर कृपया सूचित करें / लौटारें :
आयकर पैन सेवा इकाई, एन एस डी एल
चौथी मंजिल, 'ए' विंग, ट्रेड वर्ल्ड, कमला मिल्स कंपाउंड,
एस. बी. मार्ग, लोअर परेल, मुंबई - 400 013.

If this card is lost / someone's lost card is found,
please inform / return to :
Income Tax PAN Services Unit, NSDL
4th Floor, 'A' Wing, Trade World,
Kamala Mills Compound,
S. B. Marg, Lower Parel, Mumbai - 400 013.
Tel: 91-22-2499 4650, Fax: 91-22-2495 0664,
e-mail: tininfo@nsdl.co.in

ভারত সরকার
Government of India



সুনীল কুমার বর্মা
Sunil Kumar Verma
পিতা : দ্বারকা প্রসাদ বর্মা
Father DWARKA PRASAD VERMA
জন্মতারিখ / DOB 03/01/1976
পুরুষ / MALE



5066 2850 4007




আমার আধার, আমার পরিচয়

ভারত সরকার
Unique Identification Authority of India

ঠিকানা:
পি-155/কিউ, মৃদুআলী রোড,
গার্ডেন রীচ, গার্ডেন রীচ এস.সি,
কলকাতা, পশ্চিমবঙ্গ, 700024

Address:
P-155/C, MUDALI ROAD
GARDEN REACH Garden Reach
S.C. Kolkata West Bengal
700024

5066 2850 4007

1947
help@uaa.gov.in
www.aa.gov.in

Sunil Kumar Verma

आयकर विभाग
INCOME TAX DEPARTMENT
SUNIL KUMAR VERMA
DWARKA PRASAD VERMA
03/01/1978
Permanent Account Number
BAXPS0224C
Sunil Kumar
Verma
Signature

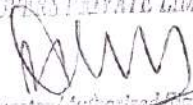


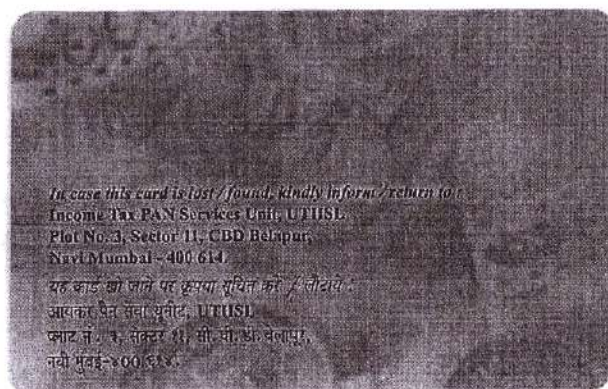
In case this card is lost / found, kindly inform / return to :-
Income Tax PAN Services Unit, UTTISI
Plot No. 3, Sector 11, CBD Belapur
New Mumbai - 400 614.
इस कार्ड के खोने/पाने पर कृपया सूचित करें/लीजिए :-
आयकर पैन सेवा यूनिट, UTTISI
प्लॉट नं- 3, सेक्टर 11, सीडीबी बेलपुर,
नयी मुंबई - 400 614.

Sunil Kumar Verma



HARSHITA DEVELOPERS PRIVATE LIMITED


Director/Authorized Signatory



आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

HARI PRASAD SHARMA
SANWAR MAL SHARMA

27/05/1966
Permanent Account Number
ALQPS4877E

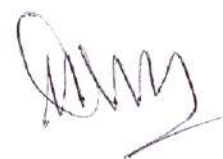

Signature


21092010

इस कार्ड के लोते / यदि यह कार्ड खोया गया है तो कृपया सूचित करें / सूचनाएं
आयकर सेवा केंद्रों पर, एन एस डी एल
तीसरी मंजिल, सप्लायर चेंबर,
बानेर टेलिफोन एक्सचेंज के समीप,
बानेर, पुणे - 411 045

*If this card is lost / someone's lost card is found,
please inform / return to:*
Income Tax PAN Services Unit, NSDL,
3rd Floor, Suppliers Chambers,
Near Baner Telephone Exchange,
Baner, Pune - 411 045

Tel: 91-20-2721 8080, Fax: 91-20-2721 8081
e-mail: unitinfo@nsdl.com

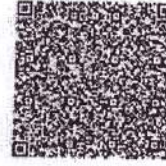




भारत सरकार
Unique Identification Authority of India
Government of India

नामांकन क्रम / Enrollment No.: 1088/47429/00987

To
हरी प्रसाद शर्मा
Hari Prasad Sharma
S/O: Sanwar Mal Sharma
Fortlee 1, Flat-501,Block E 20,O.C.Gangually Sarani
L.R.Sarani
L.r.sarani
Circus Avenue Kolkata
West Bengal 700020
9830041111
381633925
16/07/2016
MAB16339252FT



आपका आधार क्रमांक / Your Aadhaar No. :

6120 1323 3828

मेरा आधार, मेरी पहचान



भारत सरकार
Government of India
हरी प्रसाद शर्मा
Hari Prasad Sharma
जन्म तिथि / DOB : 27/05/1966
पुरुष / Male



6120 1323 3828

मेरा आधार, मेरी पहचान



भारत सरकार



आधार

भारतीय विशिष्ट पहचान प्राधिकरण

भारत सरकार

Unique Identification Authority of India
Government of India

Enrolment No.: 1193/84010/15713

To: Alamgir Khan
S/O Late Sattar Khan
Near Holi Merry School
Peertala Natunpara
Mallikpur
South Twenty Four Parganas
West Bengal - 700145
Mobile : 9831475178

Date: 31/10/2011

Ref. No : 00001595-00161018-00183747-Mallickpore



UB 07342037 0 IN

आपका आधार क्रमांक / Your Aadhaar No. :

7786 6270 5045

आधार – आम आदमी का अधिकार

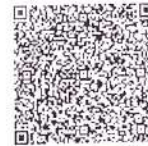


भारत सरकार
GOVERNMENT OF INDIA

Alamgir Khan
Year of Birth : 1966
Male



7786 6270 5045



आधार – आम आदमी का अधिकार

Alamgir Khan

Major Information of the Deed

Deed No :	I-1605-01987/2021	Date of Registration	18/08/2021
Query No / Year	1605-8001445376/2021	Office where deed is registered	
Query Date	10/08/2021 2:43:21 PM	1605-8001445376/2021	
Applicant Name, Address & Other Details	SAGAR DAS ALIPORE POLICE COURT, Thana : Alipore, District : South 24-Parganas, WEST BENGAL, PIN - 700027, Mobile No. : 9830144348, Status :Others		
Transaction	Additional Transaction		
[0138] Sale, Development Power of Attorney after Registered Development Agreement			
Set Forth value	Market Value		
Rs. 2/-	Rs. 6,81,51,603/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 100/- (Article:48(g))	Rs. 7/- (Article:E)		
Remarks	Development Power of Attorney after Registered Development Agreement of [Deed No/Year]:- 160501714/2021 Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :

District: South 24-Parganas, P.S:- Bhawanipore, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Harish Mukherjee Road, , Premises No: 25A, , Ward No: 071 Pin Code : 700025

Sch No	Plot Number	Khatian Number	Land Use Proposed ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1			Bastu	10 Katha	1/-	6,46,41,603/-	Property is on Road , Project Name :
Grand Total :				16.5Dec	1 /-	646,41,603 /-	

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	5200 Sq Ft.	1/-	35,10,000/-	Structure Type: Structure
Gr. Floor, Area of floor : 5200 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Pucca, Extent of Completion: Complete					
Total :		5200 sq ft	1 /-	35,10,000 /-	

Principal Details :

SI No	Name,Address,Photo,Finger print and Signature
1	Mr MADAN LAL SHAW Son of Late DWARKA PRASAD SHAW P-155/Q, MUDIALI ROAD, BRAMHA SAMAJ LANE, City:- Kolkata, , P.O:- GARDEN REACH, P.S:-Metiaburutz, District:-South 24-Parganas, West Bengal, India, PIN:- 700024 Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: India, PAN No.:: Blxxxxxx4A, Aadhaar No: 35xxxxxxxx3572, Status :Individual, Executed by: Self, Date of Execution: 13/08/2021 , Admitted by: Self, Date of Admission: 13/08/2021 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 13/08/2021 , Admitted by: Self, Date of Admission: 13/08/2021 ,Place : Pvt. Residence
2	Mr GOPAL PRASAD VERMA Son of Late DWARKA PRASAD SHAW P-155/Q, MUDIALI ROAD, BRAMHA SAMAJ LANE, City:- Kolkata, , P.O:- GARDEN REACH, P.S:-Metiaburutz, District:-South 24-Parganas, West Bengal, India, PIN:- 700024 Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: India, PAN No.:: AExxxxxx2H, Aadhaar No: 30xxxxxxxx5931, Status :Individual, Executed by: Self, Date of Execution: 13/08/2021 , Admitted by: Self, Date of Admission: 13/08/2021 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 13/08/2021 , Admitted by: Self, Date of Admission: 13/08/2021 ,Place : Pvt. Residence
3	Mr GHANASHYAM VERMA Son of Late DWARKA PRASAD SHAW P-155/Q, MUDIALI ROAD, BRAMHA SAMAJ LANE, City:- Kolkata, , P.O:- GARDEN REACH, P.S:-Metiaburutz, District:-South 24-Parganas, West Bengal, India, PIN:- 700024 Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: India, PAN No.:: AExxxxxx7J, Aadhaar No: 56xxxxxxxx6700, Status :Individual, Executed by: Self, Date of Execution: 13/08/2021 , Admitted by: Self, Date of Admission: 13/08/2021 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 13/08/2021 , Admitted by: Self, Date of Admission: 13/08/2021 ,Place : Pvt. Residence
4	Mr RADHESHYAM VERMA Son of Late DWARKA PRASAD VERMA P-155/Q, MUDIALI ROAD, BRAMHA SAMAJ LANE, City:- Kolkata, , P.O:- GARDEN REACH, P.S:-Metiaburutz, District:-South 24-Parganas, West Bengal, India, PIN:- 700024 Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: India, PAN No.:: AExxxxxx6P, Aadhaar No: 50xxxxxxxx2375, Status :Individual, Executed by: Self, Date of Execution: 13/08/2021 , Admitted by: Self, Date of Admission: 13/08/2021 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 13/08/2021 , Admitted by: Self, Date of Admission: 13/08/2021 ,Place : Pvt. Residence
5	Mr SUNIL KUMAR VERMA Son of Late DWARKA PRASAD SHAW P-155/Q, MUDIALI ROAD, BRAHMA SAMAJ LANE, City:- Kolkata, , P.O:- GARDEN REACH, P.S:-Metiaburutz, District:-South 24-Parganas, West Bengal, India, PIN:- 700024 Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: India, PAN No.:: BAxxxxxx4C, Aadhaar No: 50xxxxxxxx4007, Status :Individual, Executed by: Self, Date of Execution: 13/08/2021 , Admitted by: Self, Date of Admission: 13/08/2021 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 13/08/2021 , Admitted by: Self, Date of Admission: 13/08/2021 ,Place : Pvt. Residence

Attorney Details :

SI No	Name,Address,Photo,Finger print and Signature
1	HARSHITA DEVELOPERS PRIVATE LIMITED 20, O C GANGULY SARANI, City:- Kolkata, , P.O:- LALA LAJPAT RAI SARANI, P.S:-Bhawanipore, District:-South 24-Parganas, West Bengal, India, PIN:- 700020 , PAN No.:: AAxxxxxx2Q,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	<p>Mr HARI PRASAD SHARMA (Presentant) Son of Late SANWARMAL SHARMA 20, O C GANGULY SARANI, City:- Kolkata, , P.O:- LALA LAJPAT RAI SARANI, P.S:-Bhawanipore, District:-South 24-Parganas, West Bengal, India, PIN:- 700020, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: ALxxxxxx7E, Aadhaar No: 61xxxxxxxx3828 Status : Representative, Representative of : HARSHITA DEVELOPERS PRIVATE LIMITED (as DIRECTOR)</p>

Identifier Details :

Name	Photo	Finger Print	Signature
<p>ALAMGIR KHAN Son of Late SATTAR KHAN MALLIKPORE, City:- Kolkata, , P.O:- BARUIPUR, P.S:-Baruipur, District:-South 24-Parganas, West Bengal, India, PIN:- 700145</p>			
<p>Identifier Of Mr MADAN LAL SHAW, Mr GOPAL PRASAD VERMA, Mr GHANASHYAM VERMA, Mr RADHESHYAM VERMA, Mr SUNIL KUMAR VERMA, Mr HARI PRASAD SHARMA</p>			

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Mr MADAN LAL SHAW	HARSHITA DEVELOPERS PRIVATE LIMITED-3.3 Dec
2	Mr GOPAL PRASAD VERMA	HARSHITA DEVELOPERS PRIVATE LIMITED-3.3 Dec
3	Mr GHANASHYAM VERMA	HARSHITA DEVELOPERS PRIVATE LIMITED-3.3 Dec
4	Mr RADHESHYAM VERMA	HARSHITA DEVELOPERS PRIVATE LIMITED-3.3 Dec
5	Mr SUNIL KUMAR VERMA	HARSHITA DEVELOPERS PRIVATE LIMITED-3.3 Dec

Transfer of property for S1

Sl.No	From	To. with area (Name-Area)
1	Mr MADAN LAL SHAW	HARSHITA DEVELOPERS PRIVATE LIMITED-1040.00000000 Sq Ft
2	Mr GOPAL PRASAD VERMA	HARSHITA DEVELOPERS PRIVATE LIMITED-1040.00000000 Sq Ft
3	Mr GHANASHYAM VERMA	HARSHITA DEVELOPERS PRIVATE LIMITED-1040.00000000 Sq Ft
4	Mr RADHESHYAM VERMA	HARSHITA DEVELOPERS PRIVATE LIMITED-1040.00000000 Sq Ft
5	Mr SUNIL KUMAR VERMA	HARSHITA DEVELOPERS PRIVATE LIMITED-1040.00000000 Sq Ft

On 10-08-2021

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 6,81,51,603/-



Sukanya Talukdar
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. ALIPORE
South 24-Parganas, West Bengal

On 13-08-2021

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

Presented for registration at 17:20 hrs on 13-08-2021, at the Private residence by Mr HARI PRASAD SHARMA .

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

Execution is admitted on 13/08/2021 by 1. Mr MADAN LAL SHAW, Son of Late DWARKA PRASAD SHAW, P-155/Q, MUDIALI ROAD, BRAMHA SAMAJ LANE, P.O: GARDEN REACH, Thana: Metiaburutz, , City/Town: KOLKATA, South 24-Parganas, WEST BENGAL, India, PIN - 700024, by caste Hindu, by Profession Others, 2. Mr GOPAL PRASAD VERMA, Son of Late DWARKA PRASAD SHAW, P-155/Q, MUDIALI ROAD, BRAMHA SAMAJ LANE, P.O: GARDEN REACH, Thana: Metiaburutz, , City/Town: KOLKATA, South 24-Parganas, WEST BENGAL, India, PIN - 700024, by caste Hindu, by Profession Others, 3. Mr GHANASHYAM VERMA, Son of Late DWARKA PRASAD SHAW, P-155/Q, MUDIALI ROAD, BRAMHA SAMAJ LANE, P.O: GARDEN REACH, Thana: Metiaburutz, , City/Town: KOLKATA, South 24-Parganas, WEST BENGAL, India, PIN - 700024, by caste Hindu, by Profession Others, 4. Mr RADHESHYAM VERMA, Son of Late DWARKA PRASAD VERMA, P-155/Q, MUDIALI ROAD, BRAMHA SAMAJ LANE, P.O: GARDEN REACH, Thana: Metiaburutz, , City/Town: KOLKATA, South 24-Parganas, WEST BENGAL, India, PIN - 700024, by caste Hindu, by Profession Others, 5. Mr SUNIL KUMAR VERMA, Son of Late DWARKA PRASAD SHAW, P-155/Q, MUDIALI ROAD, BRAHMA SAMAJ LANE, P.O: GARDEN REACH, Thana: Metiaburutz, , City/Town: KOLKATA, South 24-Parganas, WEST BENGAL, India, PIN - 700024, by caste Hindu, by Profession Others

Indetified by ALAMGIR KHAN. , , Son of Late SATTAR KHAN, MALLIKPORE, P.O: BARUIPUR, Thana: Baruipur, , City/Town: KOLKATA, South 24-Parganas, WEST BENGAL, India, PIN - 700145, by caste Muslim, by profession Others

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

Execution is admitted on 13-08-2021 by Mr HARI PRASAD SHARMA, DIRECTOR, HARSHITA DEVELOPERS PRIVATE LIMITED, 20, O C GANGULY SARANI, City:- Kolkata, , P.O:- LALA LAJPAT RAI SARANI, P.S:- Bhawanipore, District:-South 24-Parganas, West Bengal, India, PIN:- 700020

Indetified by ALAMGIR KHAN, , , Son of Late SATTAR KHAN, MALLIKPORE, P.O: BARUIPUR, Thana: Baruipur, , City/Town: KOLKATA, South 24-Parganas, WEST BENGAL, India, PIN - 700145, by caste Muslim, by profession Others



Sukanya Talukdar
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. ALIPORE
South 24-Parganas, West Bengal

On 18-08-2021

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 : 4 (g) of Indian Stamp Act 1899.

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 7/- (E = Rs 7/-) and Registration Fees paid by Cash Rs 7/-

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 79, Amount: Rs.100/-, Date of Purchase: 23/06/2021, Vendor name: JAYANTA DEY



Sukanya Talukdar
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. ALIPORE
South 24-Parganas, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1605-2021, Page from 84817 to 84854

being No 160501987 for the year 2021.



Sukanya Talukdar

Digitally signed by SUKANYA
TALUKDAR
Date: 2021.08.23 15:37:27 +05:30
Reason: Digital Signing of Deed.

(Sukanya Talukdar) 2021/08/23 03:37:27 PM
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. ALIPORE
West Bengal.

(This document is digitally signed.)