

13375/2025

12915/2025



पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

AT 979127

Additional Registrar of
Assurances, IV, Kolkata

Certified that the Document is admitted of
Registration. The Signature Sheet and the
endorsement sheets attached to this document
are the part of the Document.

Additional Registrar of
Assurances, IV, Kolkata

27 AUG 2025

POWER OF ATTORNEY

TO ALL TO WHOM THESE PRESENTS SHALL COME, WE

- (1) CHAYA DASS (PAN: ACUPD6921H and Aadhar No.: 2372 4829 5666), wife of Late Sailendra Nath Dass and permanently residing at 6, Ho Chi Minh Sarani, Kolkata 700 071, P.S. Shakespeare Sarani, P.O. Middleton Row;
- (2) SHEILA DE (PAN: ACRPD5961G and Aadhar No.: 6780 5170 9282), wife of Late Dr. Gopal Chandra De and permanently residing at 6, Ho Chi Minh Sarani, Kolkata 700 071, P.S. Shakespeare Sarani, P.O. Middleton Row;

27583

23 JUL 2025

NO.....Rs. /- Date.....

Name:- **B. C. LAHIRI**

Advocate

Address:- Alipore Judge's Court, Kol-27

Alipore Collectorate, 24 Pgs. (S)

SUBHANKAR DAS

STAMP VENDOR

Alipore Police Court, Kol-27

Vendor



[Handwritten signature]



- (3) (A) **SHARMILA DIPIKA SEN** (PAN: CAPPS7971B and Aadhar No.: 907306358592), daughter of Mrs. Sheila De; and (B) **SREELEKHA DASS** (PAN: ACUPD6920G and Aadhar No.: 250152072142), daughter of Mrs. Chaya Dass, both permanently residing at 6, Ho Chi Minh Sarani, Kolkata 700 071, P.S. Shakespeare Sarani, P.O. Middleton Row.

SEND GREETINGS.

WHEREAS

- A. By a registered Development Agreement dated 27 August 2025 presented for registration vide Query No. 2002437364/2025 ("**Development Agreement**") entered into between *inter alia* Mrs. Chaya Dass and Mrs. Sheila De (collectively, "**Land Owners**") and one ATK Manor Developers LLP Private Limited ("**Developer**"), the Land Owners have appointed the Developer as the exclusive developer in respect of **ALL THAT** piece and parcel of land admeasuring 2 (two) Bighas, 14 (fourteen) Cottahs 15 (fifteen) Chittacks and 10 (ten) square feet together with several buildings and structures standing thereon, situate, lying at Premises No. 6, Ho Chi Minh Sarani (more fully described in the **FIRST SCHEDULE** hereunder written and hereinafter called "**Said Land**"), upon the terms and conditions contained in the said Development Agreement.
- B. Ms. Sharmila Dipika Sen and Ms. Sreelekha Das are two out of four legal heirs of the Land Owners and they were added as confirming parties to the Development Agreement.
- C. The Land Owners as well as Ms. Sharmila Dipika Sen and Ms. Sreelekha Das (collectively, "**Grantors**") are now executing this Power of Attorney in favour of the Developer to do all acts deeds and things necessary and essential for the purposes of development of the Said Land and the Project pursuant to the Development Agreement.
- D. Unless otherwise defined herein, capitalized terms used herein shall have the meanings assigned to such terms under the Development Agreement.
- I. **NOW KNOW YE BY THESE PRESENTS**, WE the abovenamed Grantors (1) **CHAYA DASS** (PAN: ACUPD6921H and Aadhar No.: 2372 4829 5666), wife of Late Sailendra Nath Dass and permanently residing at 6, Ho Chi Minh Sarani, Kolkata 700 071, P.S. Shakespeare Sarani, P.O. Middleton Row; (2) **SHEILA DE** (PAN: ACRPD5961G and Aadhar No.: 6780 5170 9282), wife of Late Dr. Gopal Chandra De and permanently residing at 6, Ho Chi Minh Sarani, Kolkata 700 071, P.S. Shakespeare Sarani, P.O. Middleton Row; (3) **SHARMILA DIPIKA SEN** (PAN: CAPPS7971B and Aadhar No.: 907306358592), daughter of Mrs. Sheila De



permanently residing at 6, Ho Chi Minh Sarani, Kolkata 700 071, P.S. Shakespeare Sarani, P.O. Middleton Row and (4) **SREELEKHA DASS** (PAN: ACUPD6920G and Aadhar No.: 250152072142); daughter of Mrs. Chaya Dass, both permanently residing at 6, Ho Chi Minh Sarani, Kolkata 700 071, P.S. Shakespeare Sarani, P.O. Middleton Row do hereby nominate, constitute and appoint **ATK MANOR DEVELOPERS LLP** (PAN ABMFA8118L and LLPIN: AAM9681), a limited liability partnership existing under the provisions of the Limited Liability Partnership Act, 2008 having its registered office at 63, Rafi Ahmed Kidwai Road, Kolkata 700 016, P.S. Park Street and P.O. Park Street acting through any of its Designated Partners and/or Authorized Representatives, as our true and lawful Attorney to act for us in our name and on our behalf to do execute exercise and perform all or any of the following acts deeds matters and things relating to the Said Land and the Project and related purposes i.e., to say:-

1. To manage, maintain, look after, supervise, administer, secure, hold and defend possession of the Said Land and every part thereof and its equipment and installations and do all acts deeds and things in connection therewith.
2. To deal with fully and in all manner and to warn off and prohibit and if necessary proceed against all or any trespassers/ occupiers and to take appropriate steps whether by action or distress or otherwise and to abate all nuisance and for that to enter into all contracts agreements and arrangements with them or any of them or otherwise and to abate all nuisance.
3. To negotiate and deal with and settle with all occupiers who are in occupation of any part or portion of the Said Land and to execute such documents/ deeds of surrender and in such manner/ form as the Developer may deem fit or proper.
4. To cause survey, measurement, soil test, excavation and other works at the Said Land.
5. To sign, apply for and obtain mutation, conversion, updatation, insertions, correction of area or boundary or dimension or other description or any other correction, modification, alteration or other recording in respect of the Said Land or any part thereof or the boundary of the Said Land in the records of the Kolkata Municipal Corporation, Kolkata Improvement Trust, Kolkata Metropolitan Development Authority, Municipal authorities, Planning Authority, Development Authority, and any other appropriate authorities and to do all other acts, deeds and things with regard thereto as may be deemed fit and proper by the said Attorney or Attorneys.



6. To demolish, construct, reconstruct boundary walls, fencing, dividers etc., at the Said Land and/or any portion thereof for the purposes connected to development in terms of the Development Agreement and to construct or put up temporary sheds, structures etc., for storage of building materials or site offices.
7. To accept or object to the assessments made from time to time of land revenue or taxes or valuation or taxes in respect of the Said Land or the building or buildings that may be constructed thereon or any part or share thereof by the land authorities, municipal authorities and other authorities and to attend all hearings and have the same finalized.
8. To pay all rates, municipal and other taxes, land revenue, electricity charges, utility charges, other charges expenses and other outgoings whatsoever payable in respect of the Said Land or any part thereof or New Buildings for the time being thereon or any part or parts thereof and receive refund of the excess amounts, if paid, from the and/or concerned authorities and to grant receipts and discharges in respect thereof.
9. To prepare apply for sign and submit the Building Plans, maps, specifications and sketches for approval or sanctioning by the concerned municipal and any other Governmental Authorities and to have the same approved and/or sanctioned and if required, to have the same modified revalidated revised altered and/or renewed.
10. To apply for cancellation of the Existing Sanctioned Plan.
11. To process the application for the sanctioning of the Building Plans, pay fees and obtain sanction revalidation modification revision alteration and/or renewal and/or such other orders and permissions of the new plans for any construction at the Said Land.
12. To sign and submit all declarations, undertakings, affidavits, gifts of strips or splayed corners required by any authority for the purpose of sanction/ modification/alteration/renewal of the plans for any construction at the Said Land.
13. To give notice to the municipal and all other concerned authorities regarding commencement of construction and/or demolition of any structure(s) and/or other purposes as required or deemed fit and proper.



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14. To carry out demolition, construction, reconstruction, addition, alteration, erection, re-erection and any other related activity at the Said Land in respect of the Project.
15. To inform municipal and all other concerned authorities of all internal alterations within the sanctioned covered space and to incorporate all such deviations in the Building Plan in terms of the applicable rules and to get the same regularized.
16. To apply for and obtain temporary and/or permanent connections of all services, water, electricity, telephone, gas, power, drainage, sewerage, borewell, generator, transformers, lifts, septic tanks, security systems, dish antenna, towers, electronic or technical connections, mechanical parking system, MLCP etc., and/or other utilities inputs and facilities from the appropriate authorities and statutory bodies or private bodies or service providers and/or to make alterations therein and to close down and/or have disconnected the same.
17. To apply for and obtain any permission clearance and license to erect and run/operate and/or maintain lift, mechanized parking, generator, dish antenna and any other utility, input or facility in the Said Land or any part thereof including those mentioned in the last mentioned clause hereinabove and also to give contract to the manufacturer for maintenance of lift or lifts, generator, dish antenna and other utilities and its concerned machineries.
18. To obtain loans and finance from any Banks and/or the Financial Institutions by creating an equitable mortgage and/or other form of mortgage on the Said Land without creating any financial liability on the Land Owners or affecting the Land Owners' Allocation in the Project.
19. To produce or give copies of any Original Title Deeds of the Said Land to any Bank or Financial Institution or others in terms of the Development Agreement.
20. To execute deeds and documents (including agreements, no-objection certificates, term sheets, deed of exchange, conveyance, indentures, deeds, power of attorneys), appear before courts and tribunals and to do all such acts to perfect the title of the Land Owners in the Said Land.
21. To deal with any occupant and/or other person occupying any portion of the Said Land or the property adjacent to or near the Said Land in such manner and on such terms and conditions as the Attorney may deem fit and proper.



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22. To apply for and obtain "No Objection Certificate" from the Competent Authority under the Urban Land (Ceiling & Regulation) Act, 1976 and all other Approvals that may be required for sanctioning of Building Plan, modification and/or alteration and/or revalidation, and/or obtaining utilities and any development activity or other purposes connected with the Project.
23. To apply for and obtain all Approvals, permissions, licenses, registrations, clearances, no objection certificates, quotas, subsidies, incentives, exemptions, discounts, waivers, entitlements and allocations of cement, steel, bricks and other building materials, in respect of the Project and/or in respect of any input, utility or facility to be installed, run, made operative and managed thereat from all Governmental Authorities and statutory or other bodies and authorities concerned and any service providers.
24. To apply for and obtain all necessary permissions and clearances from the authorities under the pollution and environment laws and all other related authorities (including the Consent to Establish from the Pollution Control Board and the clearance from the Divisional Forest Officer).
25. To apply for and obtain in the name of the Developer the registration under all real estate development laws (including RERA) and any other similar laws if and applicable to obtain all licenses and permissions under RERA and all other acts and statutes, as applicable.
26. To appoint and terminate the appointment of Architects, Engineers, Surveyors and others for survey and soil testing and also for preparation of plans in respect of building at the Said Land or portion or portions thereof and also for additions and/or alteration and/or modifications thereto (including those on account of user or change of user thereof or any part thereof) and also for other purposes connected with the Project.
27. To appoint, employ, engage or hire, contractors, sub-contractors, structural engineers, civil engineers, surveyors, overseers, experts, consultants, vastu consultants, chartered accountants, advocates, security guards, personnel and/or such other persons or agents as may be required in respect of the Project or any aspect or part thereof on such terms and conditions as the Attorney may deem fit and proper and to cancel, alter or revoke any such appointment or collaboration.
28. To appoint organizations and persons in connection with building management, facility management, common area management on such



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terms and conditions as the Attorney may deem fit and proper and to cancel, alter or revoke any such appointment or collaboration.

29. To do all necessary acts deeds and things for complying all laws rules regulations bye-laws ordinance etc., for the time being in force with regard to the Project.
30. To apply for and obtain Completion or Occupancy Certificate and other certificates as may be required from the concerned authorities.
31. To insure and keep insured the New Buildings or any part thereof or any materials equipment or machineries against loss or damage by fire earthquake and/or other risks, if and as be deemed necessary and/or desirable by the said Attorney and to pay all premium therefor.
32. To grant consent and no objection certificate and permit the Transferees of Units, Parking Spaces and other Transferable Areas (including proportionate undivided share in the Said Land) of the Developer's Allocation to take home loans and/or home finances from any banks or financial institutions and deal with banks and financiers and/or their officers and/or assigns in connection with the any no objection certificates, consents, clearances, etc., from them.
33. To advertise and publicize the Project or any part thereof in any media and to appoint marketing agents, brokers, sub-brokers, sole selling or other agents for sale or otherwise transfer of the same in terms of the Development Agreement.
34. To negotiate with the occupants and persons claiming any right, title and interest and/or otherwise acquiring the spaces/ areas occupied at the Said Land and include the same within the Project at such consideration and on such terms and conditions as the Attorney may deem fit and proper.
35. To deal with any claim of any third person in respect of the Said Land and to oppose or settle the same.
36. To look after all or any of the acts relating to Common Purposes including the management, maintenance and administration of the Project.
37. To deal with the Government of West Bengal, Government of India or any department or authority thereof in connection with the compliance of any existing or new laws or provisions affecting the Project.



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38. For all or any of the purposes hereinstated to apply for, sign, appear and represent the Owner before the Kolkata Municipal Corporation, Kolkata Improvement Trust, and all its departments, Kolkata Metropolitan Development Authority and other authorities / officers under the Land laws, Municipality, Thika Controller, Rent Controller, Fire Brigade, Planning Authority, Development Authority, the Authorised Officers / Authorities under the RERA, the Authorities under the West Bengal Apartment Land Ownership Act, Companies Act, Societies Registration Act, West Bengal Co-operative Societies Act, 2006, the Competent Authority under the Urban Land (Ceiling & Regulation) Act, 1976, the authorities under the West Bengal Land Reforms Act, West Bengal Estate Acquisition Act, Town and Country (Planning & Development) Act, Khas Mahal Department, Development Authority, Airport Authorities, all Revenue Authorities, Pollution Control Authorities and other authorities connected to pollution matters, Environment Authorities, Licensing Authorities, Development Plan Authorities of the Government of West Bengal and/or India, Kolkata Port Trust, Insurance Companies, Police Authorities, Traffic Department, Directorate of Fire Services and all Fire Authorities, Directorate of Lifts, Directorate of Electricity and Chief Electrical Inspector and other Electricity Authorities, Government of West Bengal, Insurance Companies, Microwave Authorities of Department of Telecommunication, Electricity, Water, drainage, sewerage, lift, generator, telecom, television, wireless connectivity, digital and other service provider organizations, Land Acquisition Collector and also all other authorities and Government Departments and/or its officers and also all other State Executives Judicial or Quasi Judicial, Municipal, land and other authorities and all private bodies and service providers and all other persons and also all courts tribunals and appellate authorities and do all acts deeds and things as the Attorney may deem fit and proper and to make sign execute register submit register and/or deliver all documents, declarations, affidavits, applications, undertakings, objections, notices etc (including those relating to boundary verification) and also to submit and take delivery of all title deeds concerning the Said Land and other papers and documents (including cause papers and orders passed in any suit or litigation or proceeding) as be required by the necessary authorities or as may in any way be found necessary or expedient by the said Attorney.
39. To commence prosecute enforce defend answer and oppose all actions suits writs appeals revisions, review, arbitration proceedings, and other legal proceedings and demands civil criminal or revenue concerning and/or touching any of the matters hereinstated and if thought 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



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or criminal or revenue; arbitration tribunal, debts recovery tribunal, any other tribunal, collector, judicial or quasi judicial authorities and forums, statutory authorities, presiding officers, authorized officers, etc. and to sign declare verify and/or affirm any plaint, written statement, petition, application, consent petition, affidavit, vakalatnama, warrant of attorney, memorandum of appeal or any other document or cause paper in any proceeding and to adduce oral and documentary evidences as the occasions shall require and/or as the Attorney may think fit and proper.

40. To apply for, obtain, accept and receive any original or copies of clearances, certificates, permissions, no objections, licenses, notices summons and services of papers from any Court, Tribunal, postal authorities and/or other authorities and/or persons.
41. To receive refund of the excess amount of fee or other amounts, if any, paid for the purposes hereinstated and to give valid and effectual receipts in respect thereof.
42. To receive all letters parcels or other postal articles and documents in respect of the Said Land and to grant proper and effectual receipt thereof.
43. For better and more effectually exercising the powers and authorities aforesaid to retain appoint and employ Advocates, Pleaders, Solicitors, Mukhtears and to revoke such appointments.
44. To negotiate with the person or persons interested in obtaining Transfer and/or otherwise acquiring Transferable Areas forming part of the Developer's Allocation in the Project, take and accept bookings and applications, deal with, enter upon bookings and/or agreements for transfer and/or part with possession of all or any Units, Car Parking Spaces and other Transferable Areas along with the proportionate undivided share in the Said Land attributable thereto or any portion thereof or any undivided share therein to any Transferee at such consideration and on such terms and conditions as the Attorney may deem fit and proper but without violating with the terms and conditions of the Development Agreement.
45. To approve, finalise, execute, register and present for registration before any Notary Public, Registrar of Assurance, District Registrar, Sub Registrar, Additional Registrar, all necessary papers, documents, agreements, sale deeds, conveyances, leases, cancellation agreements, supplementary agreements, nominations, assignments, licenses, mortgages, charges, declarations, forms, receipts, and any amendments of the foregoing documents and such other documents and writings as in any way



be required to be so done and as may be deemed fit and proper by the Attorney ("**Documents**") before the necessary authorities for the Transfer of the Transferable Areas as per the Development Agreement together with the Land Owners' undivided share in the Said Land and other appurtenances thereof to such person or persons as the Attorney may deem fit and proper, and to receive the amounts receivable in respect thereof and issue receipts, acknowledgements and discharges therefor to fully exonerate the Transferees.

46. To ask, demand, recover, realize and collect the Realizations and all other amounts or any parts thereof receivable in respect of the Transferable Areas in the Project pertaining to the Developer's Allocation in the manner and as per the terms and conditions of the Development Agreement and to issue receipts to the Transferees accordingly.
47. To receive consideration amount on sale of all or part of the Transferable Areas forming part of the Developer's Allocation and grant official receipt in respect thereof.
48. To cancel or terminate any booking/blocking and terminate any contract agreement right of occupancy user and/or enjoyment with any person intending to acquire Transferable Areas and/or undivided share in the Said Land and to deal with the space and rights of such Person or Persons in such manner as the Attorney may deem fit and proper.
49. To represent the Grantors as party(ies) to the Documents for Transfer of the Transferable Areas and the proportionate undivided share in the Said Land attributable thereto.
50. To prepare sign execute modify, alter, draw, approve rectify and/or register and/or give consent and confirmation and/or deliver the Documents in respect of the sale and transfer of the Transferable Areas.
51. To appear, present for registration and represent the Grantors before any Notary Public, Registrar of Assurance, District Registrar, Sub Registrar, Additional Registrar, Metropolitan Magistrate, Police authorities and/or other officer or officers or authority or authorities having jurisdiction and to present for registration before them and admit execution and to acknowledge and register and have registered and perfected and/or notarized and/or affirm or declare all Documents in respect of the sale and transfer of the Developer's Allocation.



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52. To discharge the lodgement receipt issued by the Registration Authority in this connection.
53. To enforce any covenant in any agreement, deed or any other contracts or documents of Transfer executed by the Grantors and the Developer and to exercise all rights and remedies available to the Grantors and the Developer thereunder.
54. To ask, demand, sue for, recover, realize and collect Extras and Deposits as also Pass Through Charges which are or may be due payable or recoverable from any Transferees (for the entire Project) or any person or persons or authority or authorities on any account whatsoever and to give effectual receipts and discharges for the same.
55. To have the Transferable Areas of the Developer's Allocation Transferred to the Transferees to be separately assessed and mutated in the name of the respective Transferees in all public records and with all authorities and/or persons having jurisdiction and to deal with such authority and/or authorities in such manner as the Attorney may deem fit and proper.
56. To sign all such papers and Documents as may be necessary in connection with the Transfer of the right, title and interest in respect of all or part of the Transferable Areas of the Developer's Allocation.
57. To form the Association amongst the Land Owners and/or Transferees of the Transferable Areas.
58. To enter upon any agreement to transfer the proportionate share in the Said Land and/or in the Common Areas and Installations to any Association or Society if so and as required by law in such manner as may be required.

II. AND GENERALLY to do all acts deeds and things for better exercise of the authorities herein contained relating to the Said Land and the Project and related purposes which the Grantors themselves could have lawfully done under their own hands and seal, if personally present.

III. AND the Grantors do hereby ratify and confirm and agree to ratify and confirm all and whatever the Attorney shall lawfully do or cause to be done in or about the premises aforesaid.



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THE SCHEDULE ABOVE REFERRED TO:
(SAID LAND)

ALL THAT piece and parcel of land admeasuring 2 (two) Bighas, 14 (fourteen) Cottahs 15 (fifteen) Chittacks and 10 (ten) square feet, together with buildings erected thereon containing a total constructed area of 30,740 (Thirty Thousand Seven Hundred and Forty) square feet, situate, lying at and being Premises No. 6, Ho Chi Minh Sarani (previously Harrington Street), Kolkata 700 071, Holding No. 16, Block- 19, South Division, Police Station Shakespeare Sarani, within the jurisdiction of Kolkata Municipal Corporation, Ward No. 63.

The Said Land has been shown in the Plan annexed hereto as Annexure A and thereon duly bordered in Red colour.

Chaya San



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IN WITNESS WHEREOF the Land Owners have hereunto set and subscribed their respective hands and seal on this 27th day of AUGUST Two Thousand and Twenty-Five.

EXECUTED AND DELIVERED by
the above named GRANTORS at
Kolkata in the presence of:

1. John Sargent Singha
5/1 Geshubal Road Kol-700049

John Sargent Singha

Flat 7, 6, Hocho Manu Sarani
Kolkata 700071

Chaya Dass

Mrs. Chaya Dass

Sheila De

Mrs. Sheila De

Sharmila Dipika Sen

Mrs. Sharmila Dipika Sen

Sreelekha Dass

Ms. Sreelekha Dass

WE ACCEPT:

ATK MANOR DEVELOPERS LLP

Azad Tanveer Kalim

Designated Partner

Mr. Azad Tanveer Kalim

Designated Partner

For ATK Manor Developers LLP

Drafted by:

Pulkit Chandak

Pulkit Chandak

Advocate

High Court, Calcutta

En-12-17127/630/2020

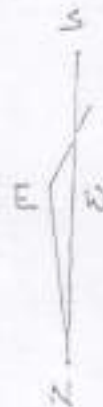
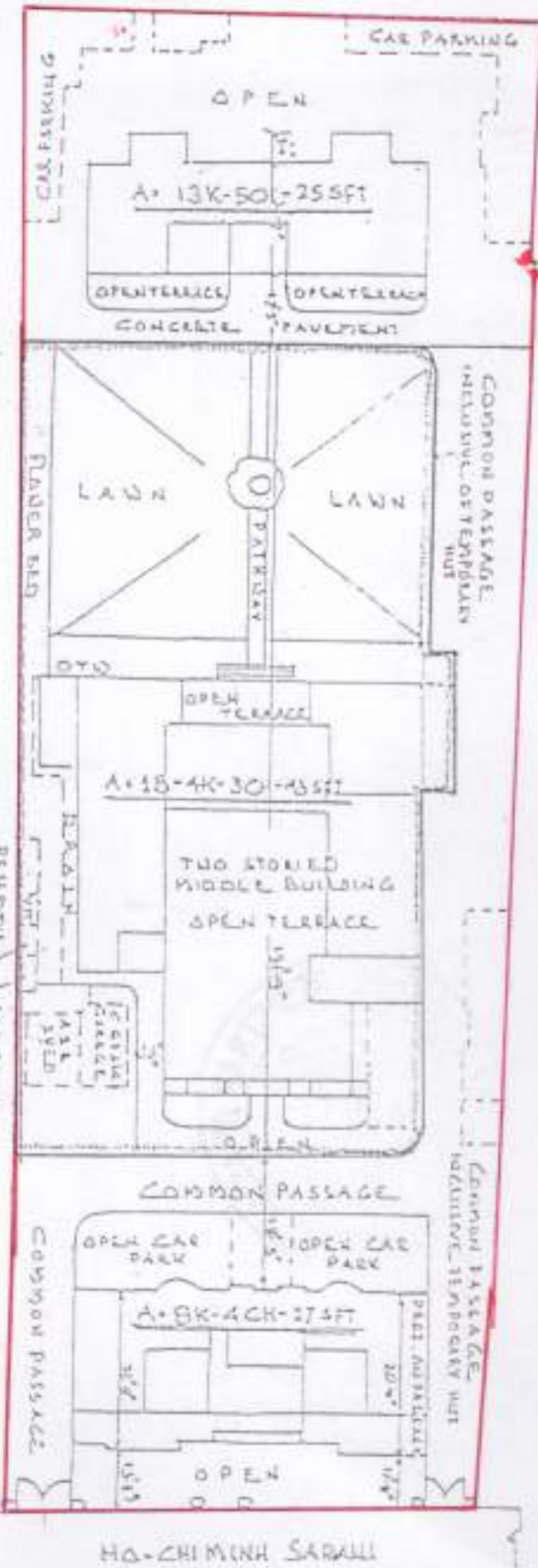


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ANNEXURE - 'A'

PREV. NO. 442 43 SNAKES PEARL SARANI



1. Shikha Dey
2. Haruila Sipika Sen
3. Chaya Das
4. Snehalika Das.

5.

ATK MANOR DEVELOPERS LLP

Azed Tamer
Designated Partner

Designated Partner

PLAN OF PART OF PREMISES NO. 6, HO-CHI-MINH
SARANI KOLKATA-700071



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SPECIMEN FORM FOR TEN FINGERPRINTS



<i>Chaya Das</i>	Left Hand	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
	Right Hand	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger



<i>Nita Si</i>	Left Hand	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
	Right Hand	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger



<i>Maricela Sepeda San</i>	Left Hand	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
	Right Hand	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger



<i>Freshka Dass</i>	Left Hand	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
	Right Hand	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger



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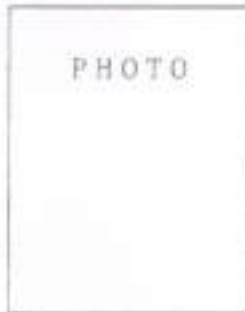
27 AUG 2025

SPECIMEN FORM FOR TEN FINGERPRINTS



Azedman 1961

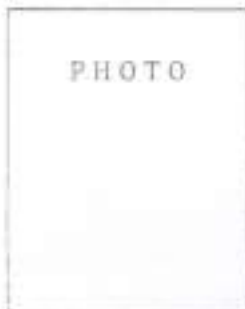
Left Hand	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
Right Hand	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger



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



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



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



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Govt. of West Bengal
Directorate of Registration & Stamp
Revenue
GRIPS eChallan



192025260233542168

GRN Details

GRN:	192025260233542168	Payment Mode:	SBI Epay
GRN Date:	26/08/2025 18:35:25	Bank/Gateway:	SBIPay Payment Gateway
BRN :	5018177808127	BRN Date:	26/08/2025 18:35:46
Gateway Ref ID:	252383798956	Method:	HDFC Bank - Retail NB
GRIPS Payment ID:	260820252023354215	Payment Init. Date:	26/08/2025 18:35:25
Payment Status:	Successful	Payment Ref. No:	2002437596/2/2025
[Query No*/Query Year]			

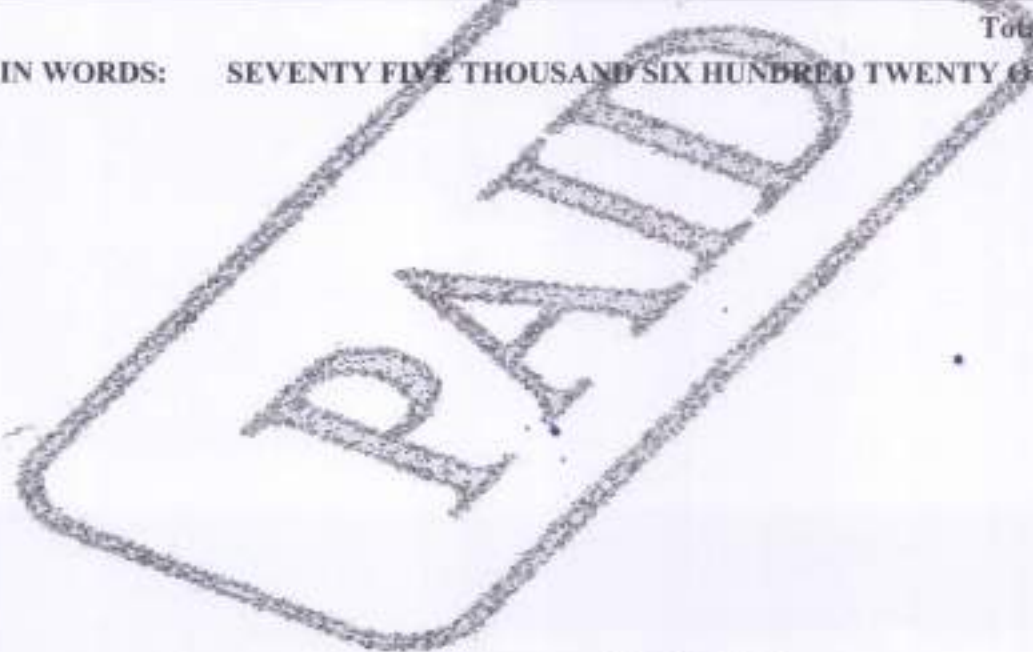
Depositor Details

Depositor's Name:	Ms A T K MANOR DEVELOPERS LLP
Address:	63,RAFI AHMED KIDWAI ROAD,KOLKATA - 700016.
Mobile:	8017171857
Email:	OFFICE.WOODWINDS@GMAIL.COM
Period From (dd/mm/yyyy):	26/08/2025
Period To (dd/mm/yyyy):	26/08/2025
Payment Ref ID:	2002437596/2/2025
Dept Ref ID/DRN:	2002437596/2/2025

Payment Details

Sl. No.	Payment Ref No	Head of A/C Description	Head of A/C	Amount (₹)
1	2002437596/2/2025	Property Registration- Stamp duty	0030-02-103-003-02	75020
2	2002437596/2/2025	Property Registration- Registration Fees	0030-03-104-001-16	600
Total				75620

IN WORDS: SEVENTY FIVE THOUSAND SIX HUNDRED TWENTY ONLY.





Government of West Bengal GRIPS 2.0 Acknowledgement Receipt Payment Summary



260820252023354215

GRIPS Payment Detail

GRIPS Payment ID:	260820252023354215	Payment Init. Date:	26/08/2025 18:35:25
Total Amount:	75620	No of GRN:	1
Bank/Gateway:	SBI EPay	Payment Mode:	SBI Epay
BRN:	5018177808127	BRN Date:	26/08/2025 18:35:46
Payment Status:	Successful	Payment Init. From:	Department Portal

Depositor Details

Depositor's Name: Ms A T K MANOR DEVELOPERS LLP
Mobile: 8017171857

Payment(GRN) Details

Sl. No.	GRN	Department	Amount (₹)
1	192025260233542168	Directorate of Registration & Stamp Revenue	75620
Total			75620

IN WORDS: SEVENTY FIVE THOUSAND SIX HUNDRED TWENTY ONLY.

DISCLAIMER: This is an Acknowledgement Receipt, please refer the respective e-challan from the pages below.



Major Information of the Deed

Deed No :	I-1904-12915/2025	Date of Registration	27/08/2025
Query No / Year	1904-2002437596/2025	Office where deed is registered	
Query Date	26/08/2025 1:53:24 PM	A.R.A. - IV KOLKATA, District: Kolkata	
Applicant Name, Address & Other Details	RANJAN ROUT Thana : Bhawanipore, District : South 24-Parganas, WEST BENGAL, PIN - 700029, Mobile No. : 9511211510, Status : Solicitor firm		
Transaction	Additional Transaction		
[0139] Sale, Development Power of Attorney	[4308] Other than Immovable Property, Agreement [No of Agreement : 2]		
Set Forth value	Market Value		
	Rs. 47,64,03,959/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 75,120/- (Article:48(g))	Rs. 604/- (Article:E, E)		
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :

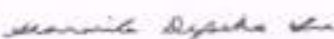
District: Kolkata, P.S:- Shakespeare Sarani, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Ho - Chi - Minh Sarani(Harrington Street), Road Zone : (On Road -- On Road) , , Premises No: 6, , Ward No: 063, Holding No:16
Pin Code : 700071

Sch No	Plot Number	Khatian Number	Land Use Proposed ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	(RS :-)		Bastu	2 Bigha 14 Katha 15 Chatak 10 Sq Ft		45,33,48,959/-	Property is on Road
Grand Total :				90.6698Dec	0 /-	4533,48,959 /-	

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	30740 Sq Ft.	0/-	2,30,55,000/-	Structure Type: Structure
Gr. Floor, Area of floor : 30740 Sq Ft.,Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Pucca, Extent of Completion: Complete					
Total :		30740 sq ft	0 /-	230,55,000 /-	

Principal Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	CHAYA DASS Wife of Late Sailendranath Dass Executed by: Self, Date of Execution: 27/08/2025 , Admitted by: Self, Date of Admission: 27/08/2025 ,Place : Office	 27/08/2025	 Captured LTI 27/08/2025	 27/08/2025
	6,ho Chi Minh Sarani, City:- , P.O:- Middleton Row, P.S:-Shakespeare Sarani, District:-Kolkata, West Bengal, India, PIN:- 700071 Sex: Female, By Caste: Hindu, Occupation: Others, Citizen of: IndiaDate of Birth:XX-XX-1XX5 , PAN No.: ACxxxxxx1H, Aadhaar No: 23xxxxxxxxx5666, Status :Individual, Executed by: Self, Date of Execution: 27/08/2025 , Admitted by: Self, Date of Admission: 27/08/2025 ,Place : Office			
2	Name	Photo	Finger Print	Signature
	SHEILA DE Wife of Late Dr Gopal Chandra De Executed by: Self, Date of Execution: 27/08/2025 , Admitted by: Self, Date of Admission: 27/08/2025 ,Place : Office	 27/08/2025	 Captured LTI 27/08/2025	 27/08/2025
	6,ho Chi Minh Sarani, City:- , P.O:- Middleton Tow, P.S:-Shakespeare Sarani, District:-Kolkata, West Bengal, India, PIN:- 700071 Sex: Female, By Caste: Hindu, Occupation: Others, Citizen of: IndiaDate of Birth:XX-XX-1XX8 , PAN No.: acxxxxxx1g, Aadhaar No: 67xxxxxxxxx9282, Status :Individual, Executed by: Self, Date of Execution: 27/08/2025 , Admitted by: Self, Date of Admission: 27/08/2025 ,Place : Office			
3	Name	Photo	Finger Print	Signature
	SHARMILA DIPIKA SEN Daughter of Mrs Sheila De (Mother) Executed by: Self, Date of Execution: 27/08/2025 , Admitted by: Self, Date of Admission: 27/09/2025 ,Place : Office	 27/08/2025	 Captured LTI 27/08/2025	 27/08/2025
	6, Ho Chi Minh Sarani, City:- , P.O:- Middleton Row, P.S:-Shakespeare Sarani, District:-Kolkata, West Bengal, India, PIN:- 700071 Sex: Female, By Caste: Hindu, Occupation: Others, Citizen of: IndiaDate of Birth:XX-XX-1XX8 , PAN No.: Cxxxxxxx1B, Aadhaar No: 90xxxxxxxxx8592, Status :Confirming Party, Executed by: Self, Date of Execution: 27/08/2025 , Admitted by: Self, Date of Admission: 27/08/2025 ,Place : Office			

4	Name	Photo	Finger Print	Signature
	SREELEKHA DASS Daughter of Mrs Chaya Dass(Mother) Executed by: Self, Date of Execution: 27/08/2025 , Admitted by: Self, Date of Admission: 27/08/2025 ,Place : Office		 Captured	
		27/08/2025	LTI 27/08/2025	27/08/2025
6, Ho Chi Minh Sarani, City:- , P.O:- Middleton Row, P.S:-Shakespeare Sarani, District:-Kolkata, West Bengal, India, PIN:- 700071 Sex: Female, By Caste: Hindu, Occupation: Others, Citizen of: India Date of Birth:XX-XX-1XX5 , PAN No.: ACxxxxxx0G, Aadhaar No: 25xxxxxxxx2142, Status :Confirming Party, Executed by: Self, Date of Execution: 27/08/2025 , Admitted by: Self, Date of Admission: 27/08/2025 ,Place : Office				

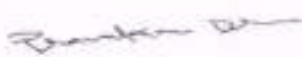
Attorney Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	ATK MANOR DEVELOPERS LLP 63, Rafi Ahmed Kidwai Road, City:- , P.O:- Park Street, P.S:-Park Street, District:-Kolkata, West Bengal, India, PIN:- 700016 Date of Incorporation:XX-XX-2XX8 , PAN No.: ABxxxxxx8L,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

Representative Details :

Representative Details :				
Sl No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Mr AZAD TANVEER KALIM (Presentant) Son of Late Mohammad Kalimuddin Date of Execution - 27/08/2025, , Admitted by: Self, Date of Admission: 27/08/2025, Place of Admission of Execution: Office		 Captured	
		Aug 27 2025 2:30PM	LTI 27/08/2025	27/08/2025
61, Ripon Street, City:- , P.O:- Park Street, P.S:-Park Street, District:-Kolkata, West Bengal, India, PIN:- 700016, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, Date of Birth:XX-XX-1XX0 , PAN No.: ALxxxxxx1J, Aadhaar No: 21xxxxxxxx7829 Status : Representative, Representative of : ATK MANOR DEVELOPERS LLP (as PARTNER)				

Identifier Details :

Name	Photo	Finger Print	Signature
Mr PRAVAKAR DAS Son of Mr Sankar Das 85a Sarat Bose Road, City:- , P.O:- Sarat Bose Road, P.S:-Bhawanipore, District:-South 24-Parganas, West Bengal, India, PIN:- 700028		 Captured	
	27/08/2025	27/08/2025	27/08/2025

Identifier Of CHAYA DASS, SHEILA DE, SHARMILA DIPIKA SEN, SREELEKHA DASS, Mr AZAD TANVEER KALIM

Endorsement For Deed Number : I - 190412915 / 2025

On 27-08-2025

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

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

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

Presented for registration at 14:08 hrs on 27-08-2025, at the Office of the A.R.A. - IV KOLKATA by Mr AZAD TANVEER KALIM .

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 47,64,03,959/-

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

Execution is admitted on 27/08/2025 by 1. CHAYA DASS, Wife of Late Sailendranath Dass, 6,ho Chi Minh Sarani, P.O: Middleton Row, Thana: Shakespeare Sarani, , Kolkata, WEST BENGAL, India, PIN - 700071, by caste Hindu, by Profession Others, 2. SHEILA DE, Wife of Late Dr Gopal Chandra De, 6,ho Chi Minh Sarani, P.O: Middleton Row, Thana: Shakespeare Sarani, , Kolkata, WEST BENGAL, India, PIN - 700071, by caste Hindu, by Profession Others, 3. SHARMILA DIPIKA SEN, Daughter of Mrs Sheila De, 6, Ho Chi Minh Sarani, P.O: Middleton Row, Thana: Shakespeare Sarani, , Kolkata, WEST BENGAL, India, PIN - 700071, by caste Hindu, by Profession Others, 4. SREELEKHA DASS, Daughter of Mrs Chaya Dass, 6, Ho Chi Minh Sarani, P.O: Middleton Row, Thana: Shakespeare Sarani, , Kolkata, WEST BENGAL, India, PIN - 700071, by caste Hindu, by Profession Others

Indetified by Mr PRAVAKAR DAS, , Son of Mr Sankar Das, 85a Sarat Bose Road, P.O: Sarat Bose Road, Thana: Bhawanipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700026, by caste Hindu, by profession Service

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

Execution is admitted on 27-08-2025 by Mr AZAD TANVEER KALIM, PARTNER, ATK MANOR DEVELOPERS LLP, 63, Rafi Ahmed Kidwai Road, City:- , P.O:- Park Street, P.S:-Park Street, District:-Kolkata, West Bengal, India, PIN:- 700016

Indetified by Mr PRAVAKAR DAS, , Son of Mr Sankar Das, 85a Sarat Bose Road, P.O: Sarat Bose Road, Thana: Bhawanipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700026, by caste Hindu, by profession Service

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 604.00/- (E = Rs 800.00/- ,M(b) = Rs 4.00/-) and Registration Fees paid by , by Cash Rs 4.00/-, by online = Rs 600/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 26/08/2025 6:35PM with Govt. Ref. No: 192025260233542168 on 26-08-2025, Amount Rs: 600/-, Bank: SBI EPay (SBIEPay), Ref. No. 5018177808127 on 26-08-2025, Head of Account 0030-03-104-001-16

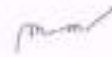
Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 75,020/- and Stamp Duty paid by , by Stamp Rs 100.00/-, by online = Rs 75,020/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 27583, Amount: Rs.100.00/-, Date of Purchase: 23/07/2025, Vendor name: S Das

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 26/08/2025 6:35PM with Govt. Ref. No: 192025260233542168 on 26-08-2025, Amount Rs: 75,020/-, Bank: SBI EPay (SBIEPay), Ref. No. 5018177808127 on 26-08-2025, Head of Account 0030-02-103-003-02



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 1904-2025, Page from 573658 to 573684
being No 190412915 for the year 2025.



Digitally signed by MOHUL MUKHOPADHYAY
Date: 2025.09.04 16:11:15 +05:30
Reason: Digital Signing of Deed.

(Mohul Mukhopadhyay) 04/09/2025
ADDITIONAL REGISTRAR OF ASSURANCE
OFFICE OF THE A.R.A. - IV KOLKATA
West Bengal.