

002757/18

T-2493/18



पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

Certified that the document is admitted to
 registration. The signature sheets and the
 assessment sheets attached with this
 document are the part of this document.

AA 481520

District Sub-Registrar
 Alipore, South 24 Parganas

DEVELOPMENT POWER OF ATTORNEY AFTER REGISTERED DEVELOPMENT AGREEMENT

KNOW ALL MEN BY THESE PRESENTS, M/S OIENDRILA
 PROMOTERS & DEVELOPERS PRIVATE LIMITED (PAN-AABCO1239M)
 a company incorporated under the Indian Companies Act, 1956, having its registered
 office at 27B, Bose Pukur Road, P.O. & P.S. Kasba, Kolkata – 700 042, represented
 by its Director namely SRI PRABIR PAUL, (PAN – AFQPP2907Q), son of Late
 Santi Ranjan Paul, by Occupation : Business, by faith : Hindu, by Nationality : Indian,
 residing at 248D, B. B. Chatterjee Road, P.O. Kasba, Police Station - Kasba, Kolkata
 – 700 042, hereinafter called the “PRINCIPAL (OWNER)” SEND GREETINGS :

[Signature]
[Signature]

Ashirbad Reality Pvt.Ltd

[Signature]

Director

011086

20 SEP 2018

.....Date.....

.....Add to.....

.....of.....

Rupees.....100/-.....

(Signature)

Samiran Das
Stamp Vendor
Alipore Police Court
South 24 Pgs., Kol-86

MR. DEBES KR. MISRA
M.A.B. Com. LL.B.
Advocate, High Court, Cal,
59/1, Baghajatin Place, Kol-86



District Sub-Registrar-V
Alipore, South 24 Parganas

26 SEP 2018

Ashirbad Realty Pvt.Ltd

(Signature)
Director

(Signature)
Advocate
(Signature)
Hon. Court
Calcutta

Ashirbad Realty Pvt.Ltd

WHEREAS LAND OWNER (PRINCIPAL) is the owner of all that piece of land measuring a little more or less 6 (Six) Cottahs 15 (Fifteen) Chittacks situated in Mouza – Nayabad, J.L. No.25, comprising in R.S. Dag No.177 and 178, under R.S. Khatian No.82, being Plot No.5, now under the Jurisdiction of the Kolkata Municipal Corporation Ward No.109, being the K.M.C. Premises No.637, Nayabad, Assessee No.31-109-08-0637-7, presently P.S. Panchasayar, formerly P.S. Purba Jadavpur, Kolkata – 700 099, in the District of South 24-Parganas, which is more fully and particularly mentioned and described in the SCHEDULE –‘A’ hereunder written and hereinafter referred to as the SAID PROPERTY.

AND WHEREAS the LAND OWNER (PRINCIPAL) purchased the aforesaid plot of land by virtue of a registered Deed of Conveyance dated 21.12.2012, registered at D.S.R. III, Alipore, District-South 24 Parganas, recorded in Book No.I, CD Volume No.4, at Pages 6594 to 6612, Being No.2031 for the year 2013 situated in R.S. Dag No.177 and 178, under R.S. Khatian No.82, being Plot No.5, now under the Jurisdiction of The Kolkata Municipal Corporation Ward No.109, from the previous Owner namely Smt. Geetanjali Sikder, wife of Sri Jnanendra Nath Sikder, residing at Nayabad, P.S. Panchasayar, Kolkata – 700 099, through their Attorney namely Sri Swaraj Dhara, son of Sri Paritosh Kumar Dhara, residing at 888/2, Madurdaha, P.O. EKTP, P.S. Tiljala, Kolkata – 700 107, by virtue of a registered General Power of Attorney dated 21.06.2012, registered at D.S.R. III, Alipore South 24 Parganas and recorded into Book No.IV, Deed No.541 for the year 2012.

AND WHEREAS thereafter the LAND OWNER (PRINCIPAL) herein has mutated its name in the record of The Kolkata Municipal Corporation and has been paying Municipal Rates and Taxes in respect of the K.M.C. Premises No.637, Nayabad, K.M.C. Ward No.109, Assessee No.31-109-08-0637-7, presently P.S. Panchasayar, formerly P.S. Purba Jadavpur, Kolkata – 700 099.

AND WHEREAS the LAND OWNER are desirous of promoting and developing the said premises by constructing a ground plus four storied building according to modern design and architecture in accordance with the building plan duly sanctioned by The Kolkata Municipal Corporation vide Building Permit No.2014120357 dated 07.01.2015, sanctioned from Borough Office-XII.



Ashirbad Reality Pvt.Ltd


Director



District Sub-Registrar-V
Alipore, South 24 Parganas

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Ashirbad Reality Pvt.Ltd

Ravi Prasad

Director

Ashirbad Reality Pvt.Ltd

Director

AND WHEREAS the OWNER/PRINCIPAL herein is in peaceful possession of his purchased property known as K.M.C. Premises No.637, Nayabad, K.M.C. Ward No.109, presently P.S. Panchasayar, formerly P.S. Purba Jadavpur, Kolkata - 700 099 and since purchase the present OWNER/ PRINCIPAL has been enjoying the same without any interruptions and hindrances.

AND WHEREAS the present OWNER/PRINCIPAL has a marketable title in respect of the said K.M.C. Premises No.637, Nayabad, K.M.C. Ward No.109, presently P.S. Panchasayar, formerly P.S. Purba Jadavpur, Kolkata - 700 099 and the said premises is free from all encumbrances, charges, liens, lispendens, attachments, trusts, whatsoever or however and the present OWNER/PRINCIPAL is absolutely seized and possessed of and/or otherwise well and sufficiently entitled to ALL THAT the said K.M.C. Premises No.637, Nayabad, K.M.C. Ward No.109, presently P.S. Panchasayar, formerly P.S. Purba Jadavpur, Kolkata - 700 099 measuring an area of land more or less 6 (Six) Cottahs 15 (Fifteen) Chittacks as per present physical measurement as described in the Schedule below for which a ground plus four storied building has been sanctioned by K.M.C. vide Building Permit No.2014120357 dated 07.01.2015..

AND WHEREAS I the PRINCIPAL herein have entered into a registered Development Agreement dated 26.09.2018, registered in the office of District Sub-Registrar - V, Alipore, South 24 Parganas, and entered into Book No.1, Deed No. 163002490 for the year 2018, to develop my property by the Developer namely ASHIRBAD REALITY PRIVATE LIMITED, (PAN-AAQCA5059G), a private Limited company having its office at 6B/28, Mukundapur, 1st Floor, P.O. Mukundapur, P.S. Purba Jadavpur, Kolkata - 7000 99, represented by its Director namely SRI PRODIP KUMAR DAS, (PAN - AHPPD1812P), son of Late Purnendu Sekhar Das, by faith : Hindu, by Occupation : Business, by Nationality Indian, residing at 1983, Mukundapur, Satabdi Park, 4th Floor, Post Office- Mukundapur, Police Station - Purba Jadavpur, Kolkata - 700099, as a DEVELOPER to erect and complete the construction of a Ground plus four storied building with Lift facility in my said land as per duly sanctioned Building Plan duly sanctioned by The Kolkata Municipal Corporation mentioned and described in the said registered Development Agreement dated 26.09.2018 made between the LAND



Ashirbad Reality Pvt.Ltd



Residential



District Sub-Registrar-V
Alipore, South 24 Parganas

26 SEP 2018

Ashirbad Reality Pvt.Ltd

Rosal Kumar Das

Director

Ashirbad Reality Pvt.Ltd

OWNER i.e. the **PRINCIPAL** and "**ASHIRBAD REALITY PRIVATE LIMITED**" the Power holder herein.

AND WHEREAS as per the said registered Development Agreement dated 26.09.2018 I the **PRINCIPAL** herein have engaged the Developer namely said **ASHIRBAD REALITY PRIVATE LIMITED**, (PAN-AAQCA5059G), a private Limited company having its office at 6B/28, Mukundapur, 1st Floor, P.O. Mukundapur, P.S. Purba Jadavpur, Kolkata – 7000 99, represented by its Director namely **SRI PRODIP KUMAR DAS**, (PAN - AHPPD1812P), son of Late Purnendu Sekhar Das, by faith : Hindu, by Occupation : Business, by Nationality : Indian, residing at 1983, Mukundapur, Satabdi Park, 4th Floor, Post Office- Mukundapur, Police Station – Purba Jadavpur, Kolkata – 700099, to develop my entire property know as **K.M.C. Premises No.637, Nayabad, K.M.C. Ward No.109**, presently P.S. Panchasayar, formerly P.S. Purba Jadavpur, Kolkata – 700 099 at the cost of the **DEVELOPER** as morefully and more particularly mentioned and described in the said registered Development Agreement as mentioned above and for the said purpose, I the **PRINCIPAL** herein, do hereby appoint said **SRI PRODIP KUMAR DAS**, son of Late Purnendu Das, by faith – Hindu, by Occupation – Business, by Nationality – Indian, residing at 395, Dakshindari Road, P.O. Sree Bhumi, P.S. Lake Town, Kolkata – 700 048, Director of **ASHIRBAD REALITY PRIVATE LIMITED**, a private Limited company having its office at 6B/28, Mukundapur, 1st Floor, P.O. Mukundapur, P.S. Purba Jadavpur, Kolkata – 7000 99, as my Lawful Attorney on my behalf and in my name to do the all acts, deeds and things in the manner followings :

1. To look after and manage the property on behalf of the **OWNER/ PRINCIPAL**.
2. To appear and act in all the Courts such as Civil or Criminals, Originals, Revisional or Appellate Courts and also in the Registration Offices and in any other Office of Government, in the Office of The Kolkata Municipal Corporation or any other Municipality, Improvement Trust, The Kolkata Metropolitan Development Authority, Commissioner of any Division or District Board, Panchayat or any other office or Local Authority on behalf of me and for such purpose our said Attorney may accept service of any summons or any notice issued by any authority, shall be received by my said Lawful Attorney.



Ashirbad Reality Pvt.Ltd

Prodip Kumar Das

Director



Ashirbad Realty Pvt.Ltd

[Signature]

Director

District Sub-Registrar-V
Alipore, South 24 Parganas

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Director

3. To sign and verify and plaint, written, statements, petition of claim and objection, memorandum of Appeal and petition and application of all kinds and to file them relating to the aforesaid properties as mentioned in the **SCHEDULE** hereunder written in any such Court or Office.
4. To appoint, engage on my behalf any Advocate, Pleader, Solicitors, Revenue Agent or any other legal practitioner whenever my said Attorney shall think proper to do so and to discharge and/or terminate their appointments.
5. To cause mutation of my Property where necessary effected in the revenue and/or in the record of The Kolkata Municipal Corporation and to make such statements and sign all applications or objections personally or through Lawyer or other agents to effectuate the said purpose and Collect Mutation Certificate, Assessment Roll or Tax Clearance Certificate and other necessary papers thereof and pay necessary taxes to The Kolkata Municipal Corporation as and when necessary on my behalf.
6. To demarcate or delineate my said property that be necessary for the said purpose by virtue of Deed of Boundary Declaration or any other Declaration or Deed of Rectification to be registered and to sewer any affidavit thereto.
7. To deposit the revenue for my said property in The Kolkata Municipal Corporation or in any Government Department and to pay all charges and the local taxes for the properties.
8. To sign building Plan and/or modified Plan and/or revised Building Plan for my said property and all the papers thereto and to sign the same on my behalf or any modified or revised Plan and completion plan before The Kolkata Municipal Corporation for sanction and then to get delivery the same along with the Completion Certificate and also Completion Plan of the building on my behalf from The Kolkata Municipal Corporation and execute any affidavit thereto and also sign, execute and registered any Deed of Declaration to be required for the same.

Ashirbad Reality Pvt.Ltd

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Director



District Sub-Registrar-V
Alipore, South 24 Parganas

26 SEP 2018

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[Signature]

Director

Ashirbad Reality Pvt.Ltd

Director

9. To sign drainage and sewerage Plan for the Kolkata Municipal Corporation in respect of the Premises and to sign all the papers related thereto.
10. To sign the Plan for taking water connection from The Kolkata Municipal Corporation in respect of the said Premises as mentioned in the Schedule below and also to sign all the papers thereto.
11. To look after and to control all the affairs for the development of the said land and construction of a new Ground plus four storied building with Lift facility is being erected as per sanction building Plan duly sanctioned by The Kolkata Municipal Corporation or other Government Authority at the cost of the **DEVELOPER** and the **DEVELOPER** shall sign and execute on behalf of the owner all the Declaration Deed or any other Declaration as mentioned in the **SCHEDULE** below and registrar the such document as per requirement for interest of the proposed project.
12. To sign, execute and submit all Development Plans, Documents, Statements, Papers, Undertakings, Declarations, may be required for necessary sanction, modification and/or alteration of sanctioned plans by the appropriate authority and other appropriate authorities after signing from the landowner.
13. To appear and represent on behalf of the **PRINCIPAL** i.e. **LAND OWNER** herein on or before any necessary authorities including, The Kolkata Municipal Corporation, Fire brigade, West Bengal police, necessary Departments of Government of West Bengal, in connection with the modification and/or alteration of Development plans for the above mentioned property and also for the interest of the proposed project.
14. To pay fees for obtaining the modification of plan and/or completion plan and such other orders and permissions from the necessary authorities on behalf of landowner as required for sanction, modification and/or alteration of the Development Plan and/or completion plan also to submit and take delivery of title, deeds concerning the said property and also take other papers and documents as may be required by the necessary authorities and appoint engineers, Architects and



District Sub-Registrar-V
Alipore, South 24 Parganas

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Ashirbad Reality Pvt.Ltd

Ronal Kumar
Director

Ashirbad Reality Pvt.Ltd

other Agents and Sub-Contractor for the aforesaid purposes as my Attorney shall think fit and proper.

15. To receive the excess amount of fees, if any, paid for the purpose of modification and/or alteration of the building plans to be sanctioned from the authority or authorities.
16. To develop the said property by making construction of such type of building or buildings thereon as the said Attorney may deem fit and proper and for that purpose to demolish and/or remove any house, building and/or structure of whatsoever nature standing in the said property, as my said Attorney shall think fit and proper.
17. To apply for obtaining electricity gas, water sewerage, drainage, telephone or other connections or obtaining electric meter or any other utility to the said property and /or to make alteration therein and to disconnect the same and for that purpose to sign, execute and submit all papers, applications, documents and plans related thereto before the concerned authority/authorities for such connection of electric, drainage and sewerage, water, telephone, gas, connection etc. and to execute and sign all paper and plan for sanction of drainage plan and sewerage plan and its connection of the said entire property and to do all such other acts, deeds and things as may be deemed fit and proper by the said Attorney on my behalf.
18. To apply for and obtain building materials from the concerned authorities for consumption of the building on the said property as aforesaid.
19. To pay all rates, taxes, charges, expenses and other outgoings whatsoever payable for and on account of the said property, or any part thereof.
20. To appear and represent me before all authorities for fixation and/or finalization of the annual valuation of the said property and for that purpose to sign that purpose to sign, execute and submit necessary papers and documents and to do all other acts, deeds and things as the said Attorney may deem fit and proper.

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Alipore, South 24 Parganas

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[Signature]

Director

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21. To negotiate with others for giving possession of the flats etc. in lieu of proper considerations sum against the **DEVELOPER'S ALLOCATION** as mentioned in the **SCHEDULE - D** of the said registered Development Agreement dated 26.09.2018 and the **DEVELOPER** shall do all the acts in the Premises and the **DEVELOPER** shall get the **DEVELOPER'S ALLOCATION** as mentioned in the **SCHEDULE - D** of the said Development Agreement, registered on 26.09.2018 excluding the **OWNER'S ALLOCATION** as mentioned in the Schedule - B of the said registered Development Agreement dated 26.09.2018.
22. To collect advance or part payment or full consideration money from the intending purchasers of the **DEVELOPER'S ALLOCATION** as mentioned in the **SCHEDULE - D** of the said Development Agreement, registered on 26.09.2018 alongwith the proportionate share of land and grant receipt in favour of the interested persons/persons who are interested to take possession of the flat/flats etc. in lieu of satisfactory consideration.
23. To advertise in different news papers and display, hoarding in different places, and also to engage agency or agencies for giving possession of the Developer's Allocation alongwith the proportionate share of land in any name as the said Attorney shall think fit and proper and to sell the Developer's Allocation as mentioned in the **SCHEDULE - D** of the said registered Development Agreement to any Third Party or parties at any consideration price to be fixed up only by the **DEVELOPER**.
24. To negotiate with intending persons who desire to take possession in lieu of proper consideration for the flats/Car Parking Space including proportionate land share of the said **DEVELOPER'S ALLOCATION** alongwith the proportionate share of land at my said premises or any part thereof and for that purpose to sign and execute all deeds, as my said Attorney shall think fit and proper as per said registered Development Agreement.
25. To file and submit declaration, statements, application and/or returns to the competent authority or any other necessary authority or authorities in connection with the matters herein contained.



District Sub-Registrar-V
Alipore, South 24 Parganas

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Rozal Kundu
Director

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26. To receive part or full consideration sum against the Developer's Allocation as mentioned in the SCHEDULE - D of the said registered Development Agreement from the intending purchasers and acknowledges the receipt of the same.
27. To appear and represent me before any notary public, Addl. Registrar of Assurances - I, Kolkata, District Sub-Registrar - V, Alipore, Additional District Sub-Registrar at Sealdah, Metropolitan Magistrate and Other Office or Offices or Authority or Authorities having jurisdiction and to present for registration and to execute and register any kind of Deeds, Deed of Conveyances, Agreement for Sale, Deed of Declaration or Rectification, Deed of Boundary Declaration and/or Deed of Amalgamation with adjacent plots and or any kind of instrument writing executed and signed by the said Attorney in any manner concerning the said property as per said registered Development Agreement in connection with the DEVELOPER'S ALLOCATION only.
28. To take necessary steps for registration of the Developer's Allocation as mentioned in the SCHEDULE - D of the said registered Development Agreement or any part alongwith the proportionate share of land by the Developer i.e. the Attorney herein.
29. To convey prosecute, enforce, defend answer and oppose all actions other legal proceedings regarding the said land and property or any part thereof.
30. To file and defend suits, cases, appeals and applications of whatsoever nature for and on behalf of or to be institute preferred by or any person or persons in respect of the said property.
31. To compromise suits, appears or other legal proceedings in any Courts, Tribunals or other authority whatsoever and to sign and verify applications thereof in respect of the entire Premises.
32. To sign, declare and/or affirm any complaints, written statements petitions, affidavits, verifications, vokatatnamas, warrant of Attorney Memo of Appeal or any other documents or papers in any proceedings or in any way construction therewith.

Ashirbad Reality Pvt.Ltd

[Signature]

Director



District Sub-Registrar-V
Alipore, South 24 Parganas

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Ashirbad Reality Pvt.Ltd

[Signature]

Director

Ashirbad Reality Pvt.Ltd

Director

33. To deposit and withdraw free, documents and moneys in and from any Court or courts and/or other person or persons or authority and given valid receipts and discharged thereof.
34. To install lift with other necessary installation and fittings and fixtures etc. in the building of the property and sign and execute all the papers in connection with the such installation of lift in the building.

AND GENERALLY TO act as my Attorney in relation to all matters touching my said property and on my behalf to do all instruments, acts, nature, deeds and things as fully and effectually as I would do if I would personally present.

AND my hereby ratify and confirm and agree or undertake and whatsoever my said Attorney appointed under this Power herein above contained shall lawfully do or cause to be done in the right of or by virtue of these presents including such confirming and other works till the completion of the whole deal/transaction.

SCHEDULE OF THE PROPERTY

Radical.

together with one RTs measuring 100 Sq.ft. standing thereon

ALL THAT piece and parcel of Bastu land measuring land area of 6 (Six) Cottahs 15 (Fifteen) Chittacks whereon a Ground plus four storied building shall be erected as per sanctioned building plan duly sanctioned by The Kolkata Municipal Corporation Borough Office – XII, vide sanctioned Building Permit No.2014120357 dated 07.01.2015 situated in Mouza – Nayabad, J.L. No.25, comprising in R.S. Dag No.177 and ~~178~~, under R.S. Khatian No.82, being Plot No.5, now under the Jurisdiction of the Kolkata Municipal Corporation Ward No.109, being the K.M.C. Premises No.637, Nayabad, Assessee No.31-109-08-0637-7, presently P.S. Panchasayar, formerly P.S. Purba Jadavpur, Kolkata – 700 099, and the entire property is butted and bounded by:

<u>ON THE NORTH</u>	:	Part of R.S. Dag No.177;
<u>ON THE SOUTH</u>	:	17'-0" wide Road;
<u>ON THE EAST</u>	:	42'-0" wide Road;
<u>ON THE WEST</u>	:	Land of the Owner.

Ashirbad Reality Pvt.Ltd

Ashirbad Reality Pvt.Ltd

Director



District Sub-Registrar-V
Alipore, South 24 Parganas

26 SEP 2018

Ashirbad Reality Pvt.Ltd

[Signature]

Director

Ashirbad Reality Pvt.Ltd

Director

Ashirbad Reality Pvt.Ltd

IN WITNESS WHEREOF I the PRINCIPAL herein have hereto signed this Power of Attorney on this the 26th day of September Two Thousand and Eighteen (2018).

WITNESSES:

1. Somesh Mishra
Adv

Himani
Adv

Oleandra Promoters & Developers Pvt. Ltd.

Pooja

Director

2. Alekhil Kumar Mishra
69/1, Baghajatin Place
Kolkata - 700086

SIGNATURE OF THE PRINCIPAL

Ashirbad Realty Pvt.Ltd

Pooja

Director

SIGNATURE OF THE POWER HOLDER

DRAFTED & PREPARED BY :

Debes Kumar Mishra (Adv. No. F/364/329/1989)
(MR. DEBES KUMAR MISRA)
ADVOCATE [Enrollment No.F/364/329/1989]

HIGH COURT, CALCUTTA

Resi-cum-Chamber : 69/1, Baghajatin
Place, Kolkata-700086

PH-9830236148(D.K.M.),
Email:debeskumarmisra@gmail.com
9051446430(Somesh),
Email:mishrasomesh08@gmail.com
9836115120(Tapesh),
Email:tapesh.mishra85@gmail.com

Ashirbad Realty Pvt.Ltd

Pooja

Director

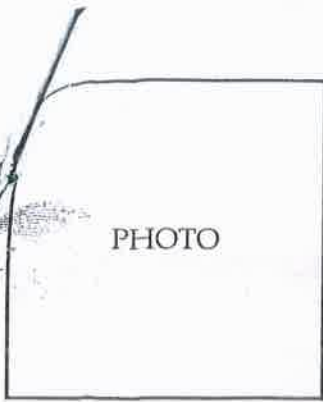


District Sub-Registrar-V
Alipore, South 24 Parganas

26 SEP 2018

Ashirbad Reality Pvt.Ltd

Roman Kumar
Director



	Thumb	1 st finger	Middle finger	Ring finger	Small finger
left hand					
right hand					

Name

Signature



	Thumb	1 st finger	Middle finger	Ring finger	Small finger
left hand					
right hand					

Name.....PRABIR PAUL

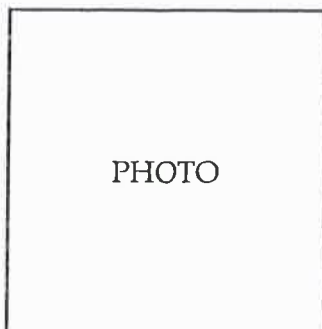
SignaturePrabir Paul.....



	Thumb	1 st finger	Middle finger	Ring finger	Small finger
left hand					
right hand					

Name.....PRODIP KUMAR DAS,

SignatureProdip Kumar Das.....



	Thumb	1 st finger	Middle finger	Ring finger	Small finger
left hand					
right hand					

Name

Signature

Ashirbad Reality Pvt.Ltd

Procedural

Director



District Sub-Registrar-V
Alipore, South 24 Parganas

26 SEP 2011

Ashirbad Reality Pvt.Ltd

Rose Kumar

Director

Ashirbad Reality Pvt.Ltd



Prabir Paul



Ashirbad Reality Pvt.Ltd

Rajendra Kumar
Director

आयकर विभाग

आयकर



Ashirbad Reality Pvt.Ltd

Ashirbad Reality Pvt.Ltd

Director

Ashirbad Reality Pvt.Ltd

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT OF INDIA

OIENDRILA PROMOTERS AND
DEVELOPERS PRIVATE LIMITED



06/01/2009

Permanent Account Number

AABCO1239M



Ashirbad Reality Pvt.Ltd
Ashirbad
Director



Ashirbad Reality Pvt.Ltd

[Handwritten signature]

Director



Ashirbad Reality Pvt.Ltd

[Handwritten signature]

Director

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आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA



स्थायी लेखा संख्या कार्ड
Permanent Account Number Card

AAQCA5059G

नाम / Name

ASHIRBAD REALITY PRIVATE
LIMITED

निगमन / गठन की तारीख
Date of Incorporation / Formation
28/11/2016

18022018

Ashirbad Realty Pvt.Ltd

Pradeep Kumar

Director



Ashirbad Reality Pvt.Ltd
Forthundersep

Ashirbad Reality Pvt.Ltd Director



**Government of West Bengal
Directorate of Registration & Stamp Revenue**

e-Assessment Slip

Query No / Year	1630-1000263803/2018	Office where deed will be registered
Query Date	26/09/2018 1:04:08 PM	D.S.R. - V SOUTH 24-PARGANAS, District: South 24-Parganas
Applicant Name, Address & Other Details	Somesh Mishra Thana : Hare Street, District : Kolkata, WEST BENGAL, Mobile No. : 9051446430, Status : Advocate	
Transaction	Additional Transaction	
[0138] Sale, Development Power of Attorney after Registered Development Agreement	[4305] Other than Immovable Property, Declaration [No of Declaration : 2]	
Set Forth value	Market Value	
Rs. 2/-	Rs. 85,95,925/-	
Total Stamp Duty Payable(SD)	Total Registration Fee Payable	
Rs. 70/- (Article:48(g))	Rs. 53/- (Article:E, E, M(b), H)	
Mutation Fee Payable	Expected date of Presentation of Deed	Amount of Stamp Duty to be Paid by Non Judicial Stamp
		Rs. 100/-
Remarks	Development Power of Attorney after Registered Development Agreement of [Deed No/Year]:- 163002490/2018 Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)	

Land Details :

District: South 24-Parganas, P.S:- Purba Jadabpur, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Nayabad, , Premises No. 637, Ward No: 109

Sch No	Plot Number	Khatian Number	Land Use Proposed	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1			Bastu	6 Katha 15 Chatak	1/-	85,65,925/-	Width of Approach Road: 42 Ft.,
Grand Total :				11.4469Dec	1 /-	85,65,925 /-	

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	100 Sq Ft.	1/-	30,000/-	Structure Type: Structure
Gr. Floor, Area of floor : 100 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 1Year, Roof Type: Tiles Shed, Extent of Completion: Complete					
Total :		100 sq ft	1 /-	30,000 /-	

Ashirbad Reality Pvt.Ltd

[Signature]

Director

AS- 1 of 3

Principal De
No
1



Ashirbad Reality Pvt.Ltd
[Signature]
Director

www

Principal Details :

SI No	Name & address	Status	Execution Admission Details :
1	Oiendrilla Promoters AND Developers Private Limited 27B, Bose Pukur Road, P.O:- Kasba, P.S:- Kasba, District:-South 24-Parganas, West Bengal, India, PIN - 700042 , PAN No.:: AABCO1239M, Status :Organization, Executed by: Representative	Organization	Executed by: Representative

Attorney Details :

SI No	Name & address	Status	Execution Admission Details :
1	ASHIRBAD REALITY PRIVATE LIMITED 6B/28, Mukundapur, 1st Floor, P.O:- Mukundapur, P.S:- Purba Jadabpur, District:-South 24-Parganas, West Bengal, India, PIN - 700099 , PAN No.:: AAQCA5059G, Status :Organization, Executed by: Representative	Organization	Executed by: Representative

Representative Details :

SI No	Name & Address	Representative of
1	Mr Prabir Paul (Presentant) Son of Late Santi Ranjan Paul 248D, B.B. Chatterjee Road, P.O:- Kasba, P.S:- Kasba, District:-South 24-Parganas, West Bengal, India, PIN - 700042 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AFQPP2907Q	Oiendrilla Promoters AND Developers Private Limited (as Director)
2	Mr Prodip Kumar Das Son of Late Purnendu Sekhar Das 1983, Mukundapur, Satabdi Park, 4th Floor, P.O:- Mukundapur, P.S:- Purba Jadabpur, District:-South 24-Parganas, West Bengal, India, PIN - 700099 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AHPPD1812P	ASHIRBAD REALITY PRIVATE LIMITED (as Director)

Identifier Details :

Name & address
Mr Somesh Mishra Son of Mr Debes Kumar Misra High Court Calcutta, P.O:- GPO, P.S:- Hare Street, District:-Kolkata, West Bengal, India, PIN - 700001, Sex: Male, By Caste: Hindu, Occupation: Advocate, Citizen of: India, Identifier Of Mr Prabir Paul, Mr Prodip Kumar Das

Ashirbad Reality Pvt.Ltd



Director

Ashirbad Reality Pvt.Ltd

AS- 2 of 3

Transfer of pr
S.No
From



Ashirbad Reality Pvt.Ltd

Ashirbad Reality Pvt.Ltd
Rashed Hossain
 Director

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Oiendrilla Promoters AND Developers Private Limited	ASHIRBAD REALITY PRIVATE LIMITED-11.4469 Dec

Transfer of property for S1		
Sl.No	From	To. with area (Name-Area)
1	Oiendrilla Promoters AND Developers Private Limited	ASHIRBAD REALITY PRIVATE LIMITED-100.00000000 Sq Ft

Note:

1. If the given information are found incorrect, then the assessment made stands invalid.
2. Query is valid for 30 days (i.e. upto 26/10/2018) for e-Payment. Assessed market value & Query is valid for 44 days (i.e. upto 09/11/2018) for registration.
3. Standard User charge of Rs. 240/- (Rupees Two hundred fourty) only includes all taxes per document upto 17 (seventeen) pages and Rs 7/- (Rupees seven) only for each additional page will be applicable.
4. e-Payment of Stamp Duty and Registration Fees can be made if Stamp Duty or Registration Fees payable is more than Rs. 5000/-.
5. e-Payment is compulsory if Stamp Duty payable is more than Rs.10,000/- or Registration Fees payable is more than 5,000/- or both w.e.f 2nd May 2017.
6. Web-based e-Assessment report is provisional one and subjected to final verification by the concerned Registering Officer.
7. Quoting of PAN of Seller and Buyer is a must when the market value of the property exceeds Rs. 10 lac (Income Tax Act, 1961). If the party concerned does not have a PAN, he/she has to submit a declaration in form no. 60 together with all particulars as required.
8. Rs 50/- (Rupees fifty) only will be charged from the Applicant for issuing of this e-Assessment Slip if the property under transaction situates in Municipality/Municipal Corporation/Notified Area.
9. Mutation fees are also collected if stamp duty and registration fees are paid electronically i.e. through GRIPS. If those are not paid through GRIPS then mutation fee are required to be paid at the concerned BLLRO office.

Ashirbad Reality Pvt.Ltd

[Signature]

Director

Ashirbad Reality Pvt.Ltd

Deer



Ashirbad Reality Pvt.Ltd

Ashirbad Reality Pvt.Ltd

Rashedur Rahman

Director

Major Information of the Deed

Deed No :	I-1630-02493/2018	Date of Registration	26/09/2018
Query No / Year	1630-1000263803/2018	Office where deed is registered	
Query Date	26/09/2018 1:04:08 PM	D.S.R. - V SOUTH 24-PARGANAS, District: South 24-Parganas	
Applicant Name, Address & Other Details	Somesh Mishra Thana : Hare Street, District : Kolkata, WEST BENGAL, Mobile No. : 9051446430, Status : Advocate		
Transaction	Additional Transaction		
[0138] Sale, Development Power of Attorney after Registered Development Agreement	[4305] Other than Immovable Property, Declaration [No of Declaration : 2]		
Set Forth value	Market Value		
Rs. 2/-	Rs. 85,95,925/-		
Stamp duty Paid(SD)	Registration Fee Paid		
Rs. 100/- (Article:48(g))	Rs. 53/- (Article:E, E, M(b), H)		
Remarks	Development Power of Attorney after Registered Development Agreement of [Deed No/Year]:- 163002490/2018 Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :

District: South 24-Parganas, P.S:- Purba Jadabpur, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Nayabad, , Premises No. 637, Ward No: 109

Sch No	Plot Number	Khatian Number	Land Use Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1			Bastu		6 Katha 15 Chatak	1/-	85,65,925/-	Width of Approach. Road: 42 Ft.,
	Grand Total :				11.4469Dec	1 /-	85,65,925 /-	

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	100 Sq.Ft.	1/-	30,000/-	Structure Type: Structure
Gr. Floor, Area of floor : 100 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 1Year, Roof Type: Tiles Shed, Extent of Completion: Complete					
Total :		100 sq ft	1 /-	30,000 /-	

Principal Details :

SI No	Name,Address,Photo,Finger print and Signature
1	Oiendrila Promoters AND Developers Private Limited 27B, Bose Pukur Road, P.O:- Kasba, P.S:- Kasba, District:-South 24-Parganas, West Bengal, India, PIN - 700042, PAN No.: AABCO1239M, Status :Organization, Executed by: Representative, Executed by: Representative

Ashirbad Reality Pvt.Ltd

Ashirbad Reality Pvt.Ltd

Pro. Shurya

Director

Major Information of the Deed :- I-1630-02493/2018-26/09/2018

Attorney D.
SI
No



Ashirbad Reality Pvt.Ltd

Rose Kumar Das

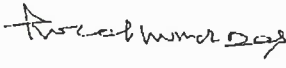
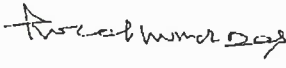
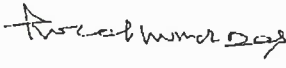
Ashirbad Reality Pvt.Ltd
Director

Director

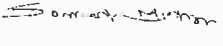
Attorney Details :

SI No	Name,Address,Photo,Finger print and Signature
1	ASHIRBAD REALITY PRIVATE LIMITED 6B/28, Mukundapur, 1st Floor, P.O:- Mukundapur, P.S:- Purba Jadabpur, District:-South 24-Parganas, West Bengal, India, PIN - 700099 , PAN No.: AAQCA5059G, Status :Organization, Executed by: Representative

Representative Details :

SI No	Name,Address,Photo,Finger print and Signature															
1	<table><tr><th>Name</th><th>Photo</th><th>Finger Print</th><th>Signature</th></tr><tr><td>Mr Prabir Paul (Presentant) Son of Late Santi Ranjan Paul Date of Execution - 26/09/2018, , Admitted by: Self, Date of Admission: 26/09/2018, Place of Admission of Execution: Office</td><td></td><td></td><td></td></tr><tr><td>Sep 26 2018 1:23PM</td><td>LTI 26/09/2018</td><td></td><td>26/09/2018</td></tr></table>	Name	Photo	Finger Print	Signature	Mr Prabir Paul (Presentant) Son of Late Santi Ranjan Paul Date of Execution - 26/09/2018, , Admitted by: Self, Date of Admission: 26/09/2018, Place of Admission of Execution: Office				Sep 26 2018 1:23PM	LTI 26/09/2018		26/09/2018	248D, B.B. Chatterjee Road, P.O:- Kasba, P.S:- Kasba, District:-South 24-Parganas, West Bengal, India, PIN - 700042, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.: AFQPP2907Q Status : Representative, Representative of : Oiendrilla Promoters AND Developers Private Limited (as Director)		
Name	Photo	Finger Print	Signature													
Mr Prabir Paul (Presentant) Son of Late Santi Ranjan Paul Date of Execution - 26/09/2018, , Admitted by: Self, Date of Admission: 26/09/2018, Place of Admission of Execution: Office																
Sep 26 2018 1:23PM	LTI 26/09/2018		26/09/2018													
2	<table><tr><th>Name</th><th>Photo</th><th>Finger Print</th><th>Signature</th></tr><tr><td>Mr Prodig Kumar Das Son of Late Purnendu Sekhar Das Date of Execution - 26/09/2018, , Admitted by: Self, Date of Admission: 26/09/2018, Place of Admission of Execution: Office</td><td></td><td></td><td></td></tr><tr><td>Sep 26 2018 1:22PM</td><td>LTI 26/09/2018</td><td></td><td>26/09/2018</td></tr></table>	Name	Photo	Finger Print	Signature	Mr Prodig Kumar Das Son of Late Purnendu Sekhar Das Date of Execution - 26/09/2018, , Admitted by: Self, Date of Admission: 26/09/2018, Place of Admission of Execution: Office				Sep 26 2018 1:22PM	LTI 26/09/2018		26/09/2018	1983, Mukundapur, Satabdi Park, 4th Floor, P.O:- Mukundapur, P.S:- Purba Jadabpur, District:-South 24-Parganas, West Bengal, India, PIN - 700099, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.: AHPPD1812P Status : Representative, Representative of : ASHIRBAD REALITY PRIVATE LIMITED.(as Director)		
Name	Photo	Finger Print	Signature													
Mr Prodig Kumar Das Son of Late Purnendu Sekhar Das Date of Execution - 26/09/2018, , Admitted by: Self, Date of Admission: 26/09/2018, Place of Admission of Execution: Office																
Sep 26 2018 1:22PM	LTI 26/09/2018		26/09/2018													

Identifier Details :

Name & address
Mr Somesh Mishra Son of Mr Debes Kumar Misra High Court Calcutta, P.O:- GPO, P.S:- Hare Street, District:-Kolkata, West Bengal, India, PIN - 700001, Sex: Male, By Caste: Hindu, Occupation: Advocate, Citizen of: India, , Identifier Of Mr Prabir Paul, Mr Prodig Kumar Das

26/09/2018

Ashirbad Reality Pvt.Ltd



Major Information of the Deed :- I-1630-02493/2018-26/09/2018

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Oiendrilla Promoters AND Developers Private Limited	ASHIRBAD REALITY PRIVATE LIMITED-11.4469 Dec

Transfer of property for S1

Sl.No	From	To. with area (Name-Area)
1	Oiendrilla Promoters AND Developers Private Limited	ASHIRBAD REALITY PRIVATE LIMITED-100.00000000 Sq Ft

Endorsement For Deed Number : I - 163002493 / 2018**On 26-09-2018****Certificate of Admissibility(Rule 43,W.B. Registration Rules 1962)**

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

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

Presented for registration at 13:21 hrs on 26-09-2018, at the Office of the D.S.R. - V SOUTH 24-PARGANAS by Mr Prabir Paul .

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 85,95,925/-

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

Execution is admitted on 26-09-2018 by Mr Prabir Paul, Director, Oiendrilla Promoters AND Developers Private Limited, 27B, Bose Pukur Road, P.O:- Kasba, P.S:- Kasba, District:-South 24-Parganas, West Bengal, India, PIN - 700042

Indetified by Mr Somesh Mishra, , Son of Mr Debes Kumar Misra, High Court Calcutta, P.O: GPO, Thana: Hare Street, Kolkata, WEST BENGAL, India, PIN - 700001, by caste Hindu, by profession Advocate

Execution is admitted on 26-09-2018 by Mr Prodip Kumar Das, Director, ASHIRBAD REALITY PRIVATE LIMITED, 6B/28, Mukundapur, 1st Floor, P.O:- Mukundapur, P.S:- Purba Jadabpur, District:-South 24-Parganas, West Bengal, India, PIN - 700099

Indetified by Mr Somesh Mishra, , Son of Mr Debes Kumar Misra, High Court Calcutta, P.O: GPO, Thana: Hare Street, Kolkata, WEST BENGAL, India, PIN - 700001, by caste Hindu, by profession Advocate

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 53/- (E = Rs 21/- ,H = Rs 28/- ,M(b) = Rs 4/-) and Registration Fees paid by Cash Rs 53/-

Ashirbad Reality Pvt.Ltd**Director**

Major Information of the Deed :- I-1630-02493/2018-26/09/2018

Payment on
Certified that
1. Stat
Do



Ashirbad Reality Pvt.Ltd

[Handwritten signature]

Director

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 70/- and Stamp Duty paid by Stamp Rs 100/-
Description of Stamp

1. Stamp: Type: Impressed, Serial no 11086, Amount: Rs.100/-, Date of Purchase: 20/09/2018, Vendor name: Samiran Das



Sati Prosad Bandopadhyay
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - V SOUTH 24-
PARGANAS
South 24-Parganas, West Bengal

Ashirbad Realty Pvt.Ltd



Director

Ashirbad Realty Pvt.Ltd

Major Information of the Deed :- I-1630-02493/2018-26/09/2018



Ashirbad Realty Pvt.Ltd

(Director)

Ashirbad Realty Pvt.Ltd

Pro. P. Kumar

Director

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1630-2018, Page from 83291 to 83315

being No 163002493 for the year 2018.



Sati Prosad Bandopadhyay

Digitally signed by SATIPRASAD
BANDYOPADHYAY
Date: 2018.09.26 15:27:43 +05:30
Reason: Digital Signing of Deed.

(Sati Prosad Bandopadhyay) 26-09-2018 15:27:39
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - V SOUTH 24-PARGANAS
West Bengal.



Ashirbad Reality Pvt.Ltd

Ashirbad Reality Pvt.Ltd

Rodhury
Director

(This document is digitally signed.)

12

DATED THIS DAY OF 2018

FROM

OIENDRILA PROMOTERS &
DEVELOPERS PVT LTD

PRINCIPAL

TO

"M/S. ASHIRBAD REALITY PVT LTD

POWER HOLDER/ATTORNEY

DEVELOPMENT POWER
OF ATTORNEY

MR. DEBES KUMAR MISRA WITH
SOMESH MISHRA & TAPESH MISHRA
ADVOCATES'

HIGH COURT, CALCUTTA
69/1, BAGHAJATIN PLACE
(NEAR BAGHAJATIN RLY. STN.)

KOLKATA-700086.

PH. 2425-0490

MOBILE : 9830236148
9051446430, 9836115120.

Ashirbad Reality Pvt.Ltd

Rose Sharma

Director