2867 I-2861/2021

भारतीय गैर न्यायिक

एक सौ रुपये Rs. 100

रु. 100 ONE HUNDRED RUPEES

सत्यमेव जयते

भारत INDIA

INDIA NON JUDICIAL

पश्चिमबङ्গ पश्चिम बंगाल WEST BENGAL 8-440118/21 AD 849946

25/2/21

DEVELOPMENT POWER OF ATTORNEY
AFTER REGISTERED DEVELOPMENT AGREEMENT

1. **Date:** 25th February, 2021

2. **Place:** Kolkata

3. **Parties**

3.1. **Saswat Developer Private Limited** [PAN AAKCS4828D], a company incorporated under the Companies Act, 1956, having its registered office at Om Tower, 9th floor, 32 Jawaharlal Nehru Road, Post office – Middleton Row, Police Station Park Street, Kolkata – 700071 and represented by one of its directors namely **Trilochan Sharma** [**PAN** AJUPS9281Q and **Aadhaar No.** 5390 4183 7471], son of Banwari Lal Sharma, Occupation Business, working for gain at Om Tower, 9th floor, 32 Jawaharlal Nehru Road, Post office Middleton Row, Police Station Park Street, Kolkata – 700071.
(**Grantor**)

certified that the document is admitted to registration. The signature sheet / sheets & the endorsement sheet/s attached with this document/s are the part of this document.

Additional District Sub-Registrar at Rajarhat, New Town, North 24-Pgs.

25 FEB 2021

নম্বর : 1709
সন ও তারিখ : 27.11.2020
ক্রেতার নাম : Shishir Gupta
ঠিকানা Kol-09
মূল্য [illegible]
ক্রেতার :
বারাসাত কোর্ট
জেলা : উত্তর ২৪ পরগণা
দলিল তাং : 10 AUG 2020
মোট ট্যাক্স ধার্য : RS.500000
শ্রীতন্ময়ী বারাপাত
[illegible]

Assistant District Sub-Registrar
Rajarhat, New Town, North 24 Pgs

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And

3.2 **Vinayak Realtech Properties LLP,** a limited liability partnership incorporated under the Limited Liability Partnership Act, 2008, having its registered office at T-68, Teghoria Main Road, Post Office Hatiara, Police Station Baguiati, Kolkata-700157, District North 24 Parganas, [**PAN** AASFV1939M], represented by its partners, namely (1) **Shishir Gupta**, son of Late Shree Bhagwan Gupta, residing at 30, Vidyasagar Street, Post Office Amherst Street, Police Station Amherst Street, Kolkata-700009, District North 24 Parganas, [**PAN** AIHPG6508N and **Aadhaar No**. 7976 5702 7873] and (2) **Vinita Gupta**, wife of Shishir Gupta, residing at 30, Vidyasagar Street, Post Office Amherst Street, Police Station Amherst Street, Kolkata - 700009 [**PAN** AJFPG4997C and **Aadhaar No**. 3960 3023 1719] (**Attorney**).

NOW THIS POWER OF ATTORNEY WITNESSES AS FOLLOWS:

4. Background

4.1 **Ownership of the Grantor:** The Grantor is the recorded owner of divided and demarcated land measuring **(i)** 4.34 (four point three four) decimal, more or less, out of 38 (thirty eight) decimal, in R.S./L.R. Dag No. 681, L.R. Khatian Nos. 1270 and 1554, lying and situated at Mouza Kalikapur, J.L. No. 40, Touzi No. 173, within the local limits of Patharghata Gram Panchayat, Police Station – Rajarhat, under A.D.S.R. Rajarhat, District North 24 Parganas (**First Property**) **And (ii)** 27 (twenty seven) decimal, more or less, out of 35 (thirty five) decimal, in R.S./L.R. Dag No. 682, L.R. Khatian Nos. 1270 and 1554, lying and situated at Mouza Kalikapur, J.L. No. 40, Touzi No. 173, within the local limits of Patharghata Gram Panchayat, Police Station – Rajarhat, under A.D.S.R. Rajarhat, District North 24 Parganas (**Second Property**) **And (iii)** 34.12 (thirty four point one two) decimal, more or less, out of 90 (ninety) decimal, in R.S./L.R. Dag No. 683, under L.R. Khatian Nos. 1270 and 1554, lying and situated at Mouza Kalikapur, J.L. No. 40, Touzi No. 173, within the local limits of Patharghata Gram Panchayat, Police Station Rajarhat, under A.D.S.R. Rajarhat, District North 24 Parganas (**Third Property**) **And (iv)** 5.79 (five point seven nine) decimal, more or less, out of 7 (seven) decimal, in R.S./L.R. Dag No. 685, L.R. Khatian No. 1554, lying and situated at Mouza Kalikapur, J.L. No. 40, Touzi No. 173, within the local limits of Patharghata Gram Panchayat, Police Station – Rajarhat, under A.D.S.R. Rajarhat, District North 24 Parganas (**Fourth Property**) **And (v)** 1.48 (one point four eight) decimal, more or less, out of 16 (sixteen) decimal, in R.S./L.R. Dag No. 860, L.R. Khatian No. 1554, lying and situated at Mouza Kalikapur, J.L. No. 40, Touzi No. 173, within the local limits of Patharghata Gram Panchayat, Police Station – Rajarhat, under A.D.S.R. Rajarhat, District North 24 Parganas (**Fifth Property**),

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totaling to land measuring about 72.73 (seventy two point seven three) decimal, the First Property, the Second Property, the Third Property, the Fourth Property and the Fifth Property **(collectively Said Property),** all more fully and collectively described in the **1st Schedule** below (collectively **Said Property**).

4.2 **Development Agreement:** The Grantor has entered into a development agreement dated 25th February, 2021 (**Said Development Agreement**), registered in the Office of the Additional District Sub-Registrar at Rajarahat, Being No. 152302856 (Query No 2000316097/2021) for the year 2021, with **Vinayak Realtech Properties LLP**, a limited liability partnership incorporated under the Limited Liability Partnership Act, 2008, having its registered office at T-68, Teghoria Main Road, Post Office Hatiara, Police Station Baguiati, Kolkata-700157, District North 24 Parganas (**Developer**) for development of the Said Property by constructing of new residential-commercial buildings (**Project**) in the manner and on the terms and conditions contained in the Said Development Agreement.

4.3 **Powers Pursuant to Said Development Agreement:** The Said Development Agreement further provides that the Grantor shall grant all powers and authorities to the Developer and/or its assigns, nominees, legal representatives for doing all things needful for development of the Said Property by construction of new residential-commercial building and sale of the constructed area of new residential-commercial building in the manner and on the terms and conditions therein contained. The Developer has nominated the Attorney to receive the powers and authorities in terms of the Said Development Agreement. Hence, the Grantor is granting the following powers and authorities to the Attorney, either to act jointly or severally.

5. Subject Matter of Power of Attorney

5.1 **B.L &L.R.O Mutation:** Powers and authorities to obtain mutation from the office of B.L& L.R.O, with respect to the Said Property in the name of the Grantor.

5.4 ***Panchayat* Mutation:** Powers and authorities to obtain mutation from Patharghata Gram *Panchayat* with respect to the Said Property in the name of the Grantor.

5.5 **Amalgamation:** Powers and authorities to amalgamate Said Property in the name of the Grantor.

5.6 **ULC Clearance:** Powers and authorities to obtain ULC clearance in the name of the Grantor.

5.7 **Conversion:** Powers and authorities to cause conversion of the Said Property.

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5.8 **Sanction of Building Plans:** Powers and authorities for causing sanction of the building plans and ancillary activities relating to the Said Property.

5.9 **Construction of New Buildings:** Powers and authorities for construction of new residential cum commercial building on the Said Property in terms of the Said Development Agreement.

5.10 **Sale:** Powers and authorities for sale of the Project as defined in the Said Development Agreement.

6. Appointment

6.1 **Hereby Made:** The Grantor hereby revocable nominates, constitutes and appoints the Attorney as the lawful Attorney of the Grantor, to do all acts, deeds and things mentioned below, for, in the name of and on behalf of the Grantor.

7. Powers and Authorities

7.1 **Mutation:** To take all necessary steps and to sign all papers, documents as to be required for obtaining mutation in the name of the Grantor from the office of B.L.& L.R.O and/or SDL&LRO and/or DL&LRO and from the Patharghta Gram *Panchayat* and to pay fees, costs and charges for that purpose.

7.2 **Amalgamation:** To take all necessary steps and to sign all papers, documents as to be required for amalgamation of the various plots comprising in the Said Property into one property in the name of the Grantor and to pay fees, costs and charges for that purpose.

7.3 **Regulatory Clearances:** To apply for and obtain requisite clearances, including but not limited to the clearance under the Urban Land (Ceiling & Regulations) Act, 1976 in the name of the Grantor and to appear before all or any authorities for such clearances and to sign and submit all papers, applications and documents in connection with the same.

7.4 **Conversion:** To take all necessary steps and to sign all papers, documents as to be required and to apply for conversion of the nature of the Said Property and to appear before the BL&LRO, the SDL&LRO, the DL&LRO or any authorities for such clearances and to sign and submit all papers, applications and documents in connection with the same.

7.5 **Sanction of Building Plans:** To cause the building plans to be prepared and submitted by appointing a licensed architect and structural engineer and then to have the same sanctioned/modified /altered/revised/re-validated by the Patharghta *Gram Panchayat*, Rajarhat *Panchayat Samity*, *Zilla Parishad*, NKDA and other statutory authorities concerned with sanction and to pay fees, costs and charges for such sanction/modification /alteration /revision/re-validation and upon completion of work, to obtain drainage

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connection, water connection and certificates from the planning authorities.

7.6 **Raising of Funds:** In case the Developer pursuant to and in terms of clause 22.9 of the Development Agreement chooses to avail construction finance from any bank or non-banking financial corporation or any financial institution, solely for the purpose of financing the Development of the Said Property, then to provide the no objection of the Grantor as may be required therefor and without committing any violation of the terms and conditions of the Development Agreement.

7.7 **Dealing with Authorities:** To deal with all authorities including to the office of the B.L & L.R.O office, the Local Gram *Panchayat*, Rajarhat *Panchayat Samity, Zilla Parishad,* NKDA, the SDL&LRO, the ADM and DL&LRO, Airport Authorities, Fire Department, BSNL/VSNL, PCB and other statutory authorities including but not limited to Kolkata Metropolitan Development Authority, as to be required for amalgamating the Said Property, obtaining regulatory clearances from ULC department, sanction/modification/ alteration/revision/re-validation of the building plans, obtaining drainage connection, water connection and certificate of the Patharghta Gram *Panchayat* and to prepare, sign and submit all plans, papers, documents, statements, undertakings, declarations, affidavits, applications, returns, confirmations, consents, indemnities and other ancillary papers, as be required, in this regard.

7.8 **Connection of Utilities:** To apply for and obtain water connection, drainage connection, sewage connection, electricity connection and any other utilities.

7.9 **Signing and Execution:** To sign, execute, modify, cancel, alter, draw, submit and present for registration and have registered before the concerned authorities all plans, papers, documents, statements, undertakings, declarations, affidavits, applications, returns, confirmations, consents, indemnities and other ancillary papers, for and in connection with amalgamation of the Said Property, obtaining regulatory clearances from ULC department, conversion, sanction/modification/ /alteration/revision/re-validation of the building plans, obtaining drainage connection, water connection and certificate with regard to the change of nature of the Said Property and to have the same registered and obtain all permissions and clearances as may be required for the same.

7.10 **Appearance:** To appear before Notary Public, Registrars, Magistrates and all other officers and authorities to have notarized, registered and authenticated all papers, declarations, affidavits, confirmations, consents, agreements, documents, indemnities, undertakings etc. as be required to enforce all powers and authorities contained herein.

7.11 **Preparatory Work:** To cause survey, test soil, do excavation and other preparatory works for construction of new residential cum commercial building/s on the Said Property.

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7.12 **Demolition and Construction:** To demolish the existing buildings and structures (if any) on the Said Property and to construct temporary sheds and godowns for storage of building materials and running of site office and to construct new residential cum commercial building/s and/or any other structure on the Said Property.

7.13 **Contracts for Demolition and Construction:** In relation to such demolition and construction, to sign, execute and register any kind of contracts with any third party on terms and conditions as be deemed fit by the Attorney.

7.14 **Negotiation and Sale:** To negotiate for sale on the terms and conditions contained in clause 13 and its sub-clauses of the Said Development Agreement and to sell the entirety or any part or portion of the Transferable Areas and unsold allocated areas forming part of the Developer's Allocation but not those forming part of the Owner's Allocation in the Project, on terms and conditions as be deemed fit by the Attorney and to prepare, sign, execute and deliver agreements and conveyances of that part or portion without violating the terms and conditions of the said clause 13 and its sub-clauses of clause 13. The expression Owner's Allocation and Developer's Allocation are defined under clause 11 of the Development Agreement.

7.15 **Receive Payments:** To receive on the terms and conditions contained in clause 13 and its sub-clauses of the Said Development Agreement all payments with regard to the sale of the Transferable Areas and unsold allocated areas forming part of the Developer's Allocation but not those unsold allocated areas forming part of the Owner's Allocation in the Project and acknowledge receipt of payments.

7.15.1 **Receive Payments:** The Developer shall receive and/or deposit the entire Realizations or any part thereof only with regard to the sale of the entirety of Transferable Areas in the Project (other than unsold allocated areas of the parties) in the Designated Bank Account and in no other account whatsoever. (as defined in Clause 13 of the Said Development Agreement) and acknowledge receipt of payments respectively.

7.15.1 **Agreed Ratio**: The entire Realizations shall be appropriated and shared by the Parties in the said ratio i.e. 32% by the Owner and 68% by the Developer.

7.15.2 **Designated Bank Account:** The parties shall open a joint escrow bank account operable under the joint signature of one authorized representative of the Owners and one authorized representative of the Developer (**Escrow Account**). The Developer shall receive and/or deposit the entire Realizations or any part thereof only in the Designated Bank Account and in no other account whatsoever. Thereafter the

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Baranagar Town, North 24-Pgs.

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Realizations will be split and transferred to the respective Parties bank accounts according to their Agreed Ratio.

7.16 **Permissions and Clearances:** To apply for and obtain all kind of permissions and clearances required for entering into and executing agreements and conveyances for sale of the Developer's Allocation in the Project.

7.17 **Registration and Authentication:** To appear before Notary Public, Registrars, Magistrates and all other officers and authorities and to have notarized and present for registration, admit execution, have registered and obtain original of all agreements and conveyances as aforesaid.

7.18 **Legal Proceedings:** To commence, prosecute, enforce, defend, answer or oppose all actions and other legal proceedings and demands touching any of the matters aforesaid or with respect to the entirety of the Said Property or in any other matter in which the Grantor is now or may hereafter be interested or concerned and also if thought fit with such intent as aforesaid to compromise, refer to arbitration, abandon, submit to judgment/s or become non-suited in any such action or proceeding as aforesaid before any Court, Civil or Criminal or Revenue, any Tribunals, Land Reform Office, WBHIRA, etc and to appoint Solicitors, Advocates, Consultants as may be required and to accept any notice and service of papers from any Court, Tribunal, Arbitral Tribunal, Postal and/or other authorities and to receive and pay all moneys, including Court Fees etc.

7.19 **Outgoings:** To pay all outgoings, including *Panchayat* taxes etc. in respect of the Said Property/Project and to collect receipts thereof.

8. Ratification

8.1 **Hereby Made:** The Grantor hereby ratifies and confirms and agrees to ratify and confirm all actions of the Attorney in pursuance of this Power of Attorney.

9. AND it is clarified that the powers and authorities shall be exercised according to the progress of work and activity as per the Development Agreement and it is further clarified that while exercising the powers and authorities hereby conferred on the said Attorneys, they or any of them shall not do any act deed or thing which go against the provisions of the Development Agreement or impair or affect the rights and entitlement of the Grantor and by executing this Power of Attorney the obligations of the Grantor or the Developer or consequences for non compliance under the Development Agreement shall not be affected

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1st Schedule
(Said Property)

Divided and demarcated land measuring **(i)** 4.34 (four point three four) decimal, more or less, out of 38 (thirty eight) decimal, in R.S./L.R. Dag No. 681, L.R. Khatian Nos. 1270 and 1554, lying and situated at Mouza Kalikapur, J.L. No. 40, Touzi No. 173, within the local limits of Patharghata Gram Panchayat, Police Station – Rajarhat, under A.D.S.R. Rajarhat, District North 24 Parganas (**First Property**) **And (ii)** 27 (twenty seven) decimal, more or less, out of 35 (thirty five) decimal, in R.S./L.R. Dag No. 682, L.R. Khatian Nos. 1270 and 1554, lying and situated at Mouza Kalikapur, J.L. No. 40, Touzi No. 173, within the local limits of Patharghata Gram Panchayat, Police Station – Rajarhat, under A.D.S.R. Rajarhat, District North 24 Parganas (**Second Property**) **And (iii)** 34.12 (thirty four point one two) decimal, more or less, out of 90 (ninety) decimal, in R.S./L.R. Dag No. 683, under L.R. Khatian Nos. 1270 and 1554, lying and situated at Mouza Kalikapur, J.L. No. 40, Touzi No. 173, within the local limits of Patharghata Gram Panchayat, Police Station Rajarhat, under A.D.S.R. Rajarhat, District North 24 Parganas (**Third Property**) **And (iv)** 5.79 (five point seven nine) decimal, more or less, out of 7 (seven) decimal, in R.S./L.R. Dag No. 685, L.R. Khatian No. 1554, lying and situated at Mouza Kalikapur, J.L. No. 40, Touzi No. 173, within the local limits of Patharghata Gram Panchayat, Police Station – Rajarhat, under A.D.S.R. Rajarhat, District North 24 Parganas (**Fourth Property**) **And (v)** 1.48 (one point four eight) decimal, more or less, out of 16 (sixteen) decimal, in R.S./L.R. Dag No. 860, L.R. Khatian No. 1554, lying and situated at Mouza Kalikapur, J.L. No. 40, Touzi No. 173, within the local limits of Patharghata Gram Panchayat, Police Station – Rajarhat, under A.D.S.R. Rajarhat, District North 24 Parganas (**Fifth Property**), totaling to land measuring about 72.73 (seventy two point seven three) decimal, demarcated on the **Plan** annexed hereto and bordered in colour **Red** thereon and butted and bounded as follows:

On The North	:	By R.S./L.R. Dag No. 681(P), 682 (P) thereafter R.S./L.R. Dag No. 469
On The East	:	By R.S./L.R. Dag No. 685 (P) [thereafter R.S./L.R. Dag No. 687], Dag No. 686 and 691
On The South	:	By R.S./L.R. Dag No. 685 (P) and 30 feet wide road.
On The West	:	By 22 feet wide road and R.S./L.R. Dag Nos. 681 (P) and 683.

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Rajarhat, New Town, North 24-Pgs.

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The Details of the Said Property are tabulated below:

Mouza	R.S/L.R *Dag* No.	Classification	Total Area (in dec.)	L.R. Khatian Nos.	Area for this plot (in Dec)	Name of the Recorded Owner
Kalikapur	681	*Bagan*	38	1270, 1554	4.34	Saswat Developer Private Limited
Kalikapur	682	*Bagan*	35	1270, 1554	27.00	Saswat Developer Private Limited
Kalikapur	683	*Danga*	90	1270, 1554	34.12	Saswat Developer Private Limited
Kalikapur	685	*Bagan*	7	1554	5.79	Saswat Developer Private Limited
Kalikapur	860	*Bastu*	16	1554	1.48	Saswat Developer Private Limited
Total Land Area					**72.73**	**Decimal**

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Rajarhat, New Town, North 24 Parganas

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9. Execution and Delivery

9.1 **In Witness Whereof** the Grantor and the Attorney have executed this Power of Attorney on the above date.

For SASWAT DEVELOPER PVT. LTD.

Director

(TRILOCHAN SHARMA)

Saswat Developer Private Limited
[Owner]

Accepted:

VINAYAK REALTECH PROPERTIES LLP

VINAYAK REALTECH PROPERTIES LLP

Shishir Gupta Partner

Vinita Gupta Partner

Partner

Partners of
Vinayak Realtech Properties LLP
[Attorney]

Witnesses:

Signature

Name RAJU SHAW

Father's Name U. R. Shaw

Address 49/5 K. M. Sarani
Kol. 700023

Signature

Name Rajkumar Ojha

Father's Name M. L. Ojha

Address 210, J. L. Bajaj Street
Kol. 700007

Mintu Paul
Mintu Paul
Advocate
High Court, Calcutta
Enrolment No. F/653/1713/2018

Additional District Sub-Registrar
Rajarhat, New Town, North 24 Pgs.

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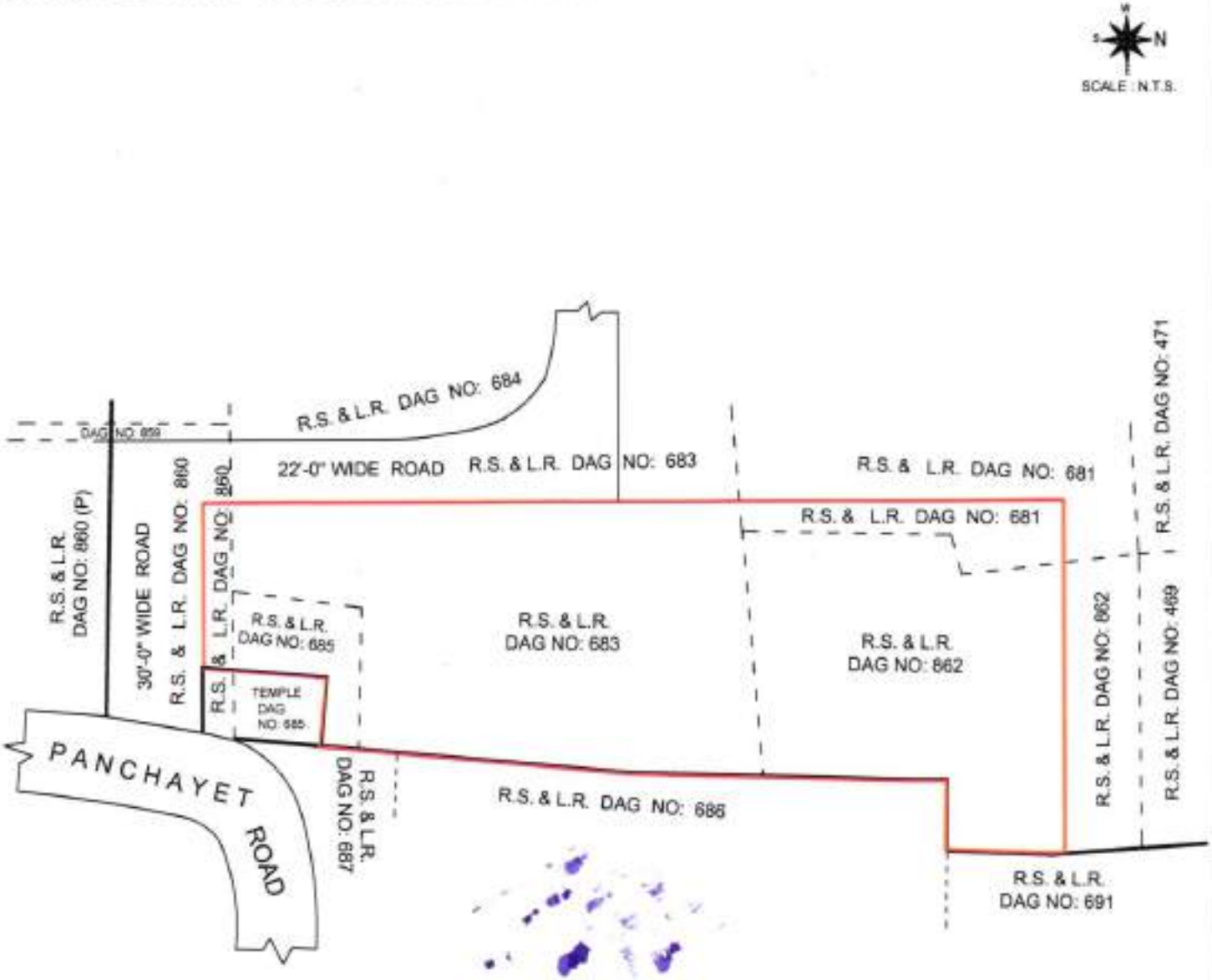
SITE PLAN OF RS/LR DAG NOS: 681,682,683,685,860, LR KHATIAN NOS: 1270,1554, SITUATED AT MOUZA: KALIKAPUR, JL NO: 40, TOUZI NO: 173, POLICE STATION: RAJARHAT, DISTRICT: NORTH 24 PGS. UNDER PATHARGHATA GRAM PANCHAYET.



R.S./L.R. DAG. NO.	KHATIAN NO.	AREA OF LAN IN DEC.
681	1270,1554	4.34 DECIMAL
682	1554,1270	27 DECIMAL
683	1270,1554	34.12 DECIMAL
685	1554	5.79 DECIMAL
860	1554	1.48 DECIMAL
TOTAL		72.73 DECIMAL

VINAYAK REALTECH PROPERTIES LLP

Partner

SIGNATURE OF DEVELOPER

For SASWAT DEVELOPER PVT. LTD.

Director

SIGNATURE OF OWNER

Additional District Sub-Registrar
Rajarhat, New Town, North 24-Pgs.

~~24 FEB 2021~~

25 FEB 2021

SPECIMEN FORM TEN FINGER PRINTS

Sl. No.	Signature of the executants and/or Presentants					
		Little	Ring	Middle	Fore	Thumb
		Thumb	Fore	Middle (Right Hand)	Ring	Little
		Little	Ring	Middle (Left Hand)	Fore	Thumb
		Thumb	Fore	Middle (Right Hand)	Ring	Little
		Little	Ring	Middle (Left Hand)	Fore	Thumb
		Thumb	Fore	Middle (Right Hand)	Ring	Little

Rajamahendravaram

~~24 FEB 2021~~

25 FEB 2021

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

SASWAT DEVELOPER PRIVATE LIMITED

04/01/2007

Permanent Account Number

AAKCS4828D

For SASWAT DEVELOPER PVT. LTD.

Director

Rajathi, New Delhi

~~24 FEB 2021~~

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आयकर विभाग
INCOME TAX DEPARTMENT
भारत सरकार
GOVT. OF INDIA
TRILOCHAN SHARMA
BANWARI LAL SHARMA
28/11/1976
Permanent Account Number
AJUPS9281Q
Signature

Additional District Sub-Registrar
Rajarhat, New Town, North 24-Pgs.

~~24 FEB 2021~~

25 FEB 2021

आधार

भारत सरकार

Unique Identification Authority of India

Government of India

Enrolment No. : [illegible]

To

Tribohan Sharma

S/O Barwari Lal Sharma

TIRUMAN APPARTMENT, 10TH FLOOR, FL-10B

SIR ASHUTOSH CHOWDHURY AVENUE

NEAR BIRLA MANDIR

Ballygunge

Ballygunge Circular Avenue, Kolkata,

West Bengal - 700019

[illegible]

आपका आधार क्रमांक / Your Aadhaar No. :

5390 4183 7471

मेरा आधार, मेरी पहचान

Tribohan Sharma

[illegible]

Male

5390 4183 7471

मेरा आधार, मेरी पहचान

AADHAAR

सूचना

- आधार पहचान का प्रमाण है, नागरिकता का नहीं।
- पहचान का प्रमाण ऑनलाइन प्रमाणीकरण द्वारा साबित करें।

INFORMATION

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

- आधार देश भर में मान्य है।
- पहचान साबित में सरकारी और गैर-सरकारी सेवाओं का लाभ उठाने में उपयोगी होगा।
- Aadhaar is valid throughout the country.
- Aadhaar will be helpful in availing Government and Non-Government services in future.

Address: S/O Barwari Lal Sharma, TIRUMAN APPARTMENT, 10TH FLOOR FL-10B, SIR ASHUTOSH CHOWDHURY AVENUE, NEAR BIRLA MANDIR, Ballygunge, Ballygunge, Kolkata, Circular Avenue, West Bengal, 700019

5390 4183 7471

24 FEB 2021

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

Permanent Account Number Card

AASFV1939M

VINAYAK REALTECH PROPERTIES LLP

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

SHISHIR GUPTA

SHREE BHAGWAN GUPTA

15/06/1976

Permanent Account Number

AIHPG6508N

Signature

भारत सरकार
GOVERNMENT OF INDIA

SHISHIR GUPTA
DOB: 15/06/1978
MALE

7976 5702 7873

আমার আধার, আমার পরিচয়

Shishir Gupta

भारतीय विशिष्ट पहचान प्राधिकरण
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

आधार

Address
S/O Shree Bhagwan Gupta, 30,
VIDYASAGAR STREET, Raja Ram Mohan
Sarani, Kolkata,
West Bengal - 700009

1947
1800 300 1947

help@uidai.gov.in

www.uidai.gov.in

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

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

VINITA GUPTA

SHIVSHANKAR PRASAD GUPTA

07/03/1979

AJFPG4997C

Vinita Gupta

SEAL OF THE ADDITIONAL DISTRICT

भारत सरकार
GOVERNMENT OF INDIA

VINITA GUPTA
DOB: 07/03/1979
FEMALE

3960 3023 1719

आमार आधार, आमार परिचय

Vinita Gupta

भारतीय विशिष्ट पहचान प्राधिकरण
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

आधार

Address
W/O Shishir Gupta; ., 30 VIDYASAGAR STREET, Raja Ram Mohan Sarani,
Kolkata,
West Bengal - 700009

1947
1800 300 1947

help@uidai.gov.in

www.uidai.gov.in

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

ভারত সরকার
Government of India

সুব্রত দেবনাথ
Subrata Debnath
পিতা : সমীর দেবনাথ
Father : SAMIR DEBNATH
জন্মতারিখ / DOB : 29/10/1995
পুরুষ / Male

9174 0185 2065

আধার – সাধারণ মানুষের অধিকার

ভারতীয় বিশিষ্ট পরিচয় কর্তৃপক্ষ
Unique Identification Authority of India

ঠিকানা:
S/O: সমীর দেবনাথ, সুমিত বানার্জী রোড, পানিহাটি (গ্রাম), ঘোলা বাজার, উত্তর ২৪ পরগনা, পশ্চিম বঙ্গ, 700111

Address:
S/O: Samir Debnath, SUMIT BANERJEE ROAD, Panihati (m), Ghola Bazar, North 24 Parganas, West Bengal, 700111

9174 0185 2065

1947
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SEAL OF THE ADDITIONAL DISTRICT SUB REGISTRAR

Major Information of the Deed

Deed No :	**I-1523-02861/2021**	**Date of Registration**	**25/02/2021**
Query No / Year	**1523-8000440118/2021**	**Office where deed is registered**	
Query Date	**25/02/2021 5:51:56 PM**	1523-8000440118/2021	
Applicant Name, Address & Other Details	AURKOJIT CHANDA T - 68, TEGHORIA MAIN ROAD,Thana : Baguiati, District : North 24-Parganas, WEST BENGAL, PIN - 700157, Mobile No. : 9674605192, 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. 5/-		Rs. 3,59,18,983/-	
Stampduty Paid(SD)		Registration Fee Paid	
Rs. 100/- (Article:48(g))		Rs. 21/- (Article:E, E)	
Remarks	Development Power of Attorney after Registered Development Agreement of [Deed No/Year]:- 152302856/2021		

Land Details :

District: North 24-Parganas, P.S:- Rajarhat, Gram Panchayat: PATHARGHATA, Mouza: Kalikapur, Pin Code : 700135

Sch No	Plot Number	Khatian Number	Land Use Proposed	ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	LR-681	LR-1270	Bastu	Bagan	4.34 Dec	1/-	21,43,385/-	Width of Approach Road: 30 Ft., Adjacent to Metal Road, , Project Name :
L2	LR-682	LR-1554	Bastu	Shali	27 Dec	1/-	1,33,34,422/-	Width of Approach Road: 30 Ft., Adjacent to Metal Road, , Project Name :
L3	LR-683	LR-1270	Bastu	Danga	34.12 Dec	1/-	1,68,50,759/-	Width of Approach Road: 30 Ft., Adjacent to Metal Road, , Project Name :
L4	LR-685	LR-1554	Bastu	Bagan	5.79 Dec	1/-	28,59,493/-	Width of Approach Road: 30 Ft., Adjacent to Metal Road, , Project Name :
L5	LR-860	LR-1554	Bastu	Bastu	1.48 Dec	1/-	7,30,924/-	Width of Approach Road: 30 Ft., Adjacent to Metal Road, , Project Name :
		TOTAL :			**72.73Dec**	**5 /-**	**359,18,983 /-**	
	Grand Total :				**72.73Dec**	**5 /-**	**359,18,983 /-**	

Principal Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	**Saswat Developer Private Limited** Om Tower, 9th Floor, 32 Jawaharlal Nehru Road, P.O:- Middleton Row, P.S:- Park Street, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700071 , PAN No.:: AAxxxxxx8D,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative

Attorney Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	**Vinayak Realtech Properties LLP** T-68, Teghoria Main Road, P.O:- Hatiara, P.S:- Baguiati, District:-North 24-Parganas, West Bengal, India, PIN - 700157 , PAN No.:: AAxxxxxx9M,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature			
	Name	Photo	Finger Print	Signature
1	**Trilochan Sharma** Son of Banwari Lal Sharma Date of Execution - 25/02/2021, , Admitted by: Self, Date of Admission: 25/02/2021, Place of Admission of Execution: Office	 Feb 25 2021 7:09PM	 LTI 25/02/2021	25/02/2021
	Om Tower, 9th Floor, 32 Jawaharlal Nehru Road, P.O:- Middleton Row, P.S:- Park Street, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700071, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AJxxxxxx1Q, Aadhaar No: 53xxxxxxxx7471 Status : Representative, Representative of : Saswat Developer Private Limited (as Director)			
	Name	Photo	Finger Print	Signature
2	**Shishir Gupta (Presentant)** Son of Late Shree Bhagwan Gupta Date of Execution - 25/02/2021, , Admitted by: Self, Date of Admission: 25/02/2021, Place of Admission of Execution: Office	 Feb 25 2021 6:59PM	 LTI 25/02/2021	25/02/2021
	30, Vidyasagar Street, P.O:- Raja Ram Mohan Sarani, P.S:- Amherst Street, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700009, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AIxxxxxx8N, Aadhaar No: 79xxxxxxxx7873 Status : Representative, Representative of : Vinayak Realtech Properties LLP (as Partner)			

3	Name	Photo	Finger Print	Signature
	Vinita Gupta Wife of Shishir Gupta Date of Execution - 25/02/2021, , Admitted by: Self, Date of Admission: 25/02/2021, Place of Admission of Execution: Office	 Feb 25 2021 7:07PM	 LTI 25/02/2021	Vinita Gupta 25/02/2021

30, Vidyasagar Street, P.O:- Raja Ram Mohan Sarani, P.S:- Amherst Street, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700009, Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AJxxxxxx7C, Aadhaar No: 39xxxxxxxx1719 Status : Representative, Representative of : Vinayak Realtech Properties LLP (as Partner)

Identifier Details :

Name	Photo	Finger Print	Signature
Mr SUBRATA DEBNATH Son of SAMIR DEBNATH T - 68, TEGHORIA MAIN ROAD, P.O:- HATIARA, P.S:- Baguiati, District:-North 24-Parganas, West Bengal, India, PIN - 700157			Subrata Debnath
	25/02/2021	25/02/2021	25/02/2021

Identifier Of Trilochan Sharma, Shishir Gupta, Vinita Gupta

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Saswat Developer Private Limited	Vinayak Realtech Properties LLP-4.34 Dec

Transfer of property for L2

Sl.No	From	To. with area (Name-Area)
1	Saswat Developer Private Limited	Vinayak Realtech Properties LLP-27 Dec

Transfer of property for L3

Sl.No	From	To. with area (Name-Area)
1	Saswat Developer Private Limited	Vinayak Realtech Properties LLP-34.12 Dec

Transfer of property for L4

Sl.No	From	To. with area (Name-Area)
1	Saswat Developer Private Limited	Vinayak Realtech Properties LLP-5.79 Dec

Transfer of property for L5

Sl.No	From	To. with area (Name-Area)
1	Saswat Developer Private Limited	Vinayak Realtech Properties LLP-1.48 Dec

Land Details as per Land Record

District: North 24-Parganas, P.S:- Rajarhat, Gram Panchayat: PATHARGHATA, Mouza: Kalikapur, Pin Code : 700135

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 681, LR Khatian No:- 1270	Owner:[illegible], Gurdian:[illegible], Address:[illegible], Classification:[illegible], Area:0.32000000 Acre,	Owner Name not selected by applicant.
L2	LR Plot No:- 682, LR Khatian No:- 1554		Owner Name not selected by applicant.
L3	LR Plot No:- 683, LR Khatian No:- 1270	Owner:[illegible], Gurdian:[illegible], Address:[illegible], Classification:[illegible], Area:0.57000000 Acre,	Owner Name not selected by applicant.
L4	LR Plot No:- 685, LR Khatian No:- 1554	Owner:[illegible], Address:[illegible], Classification:[illegible], Area:0.07000000 Acre,	Owner Name not selected by applicant.
L5	LR Plot No:- 860, LR Khatian No:- 1554	Owner:[illegible], Address:[illegible], Classification:[illegible], Area:0.12000000 Acre,	Owner Name not selected by applicant.

On 25-02-2021

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

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

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

Presented for registration at 18:49 hrs on 25-02-2021, at the Office of the A.D.S.R. RAJARHAT by Shishir Gupta ,.

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 3,59,18,983/-

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

Execution is admitted on 25-02-2021 by Trilochan Sharma, Director, Saswat Developer Private Limited, Om Tower, 9th Floor, 32 Jawaharlal Nehru Road, P.O:- Middleton Row, P.S:- Park Street, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700071

Indetified by Mr SUBRATA DEBNATH, , , Son of SAMIR DEBNATH, T - 68, TEGHORIA MAIN ROAD, P.O: HATIARA, Thana: Baguiati, , North 24-Parganas, WEST BENGAL, India, PIN - 700157, by caste Hindu, by profession Service

Execution is admitted on 25-02-2021 by Shishir Gupta, Partner, Vinayak Realtech Properties LLP, T-68, Teghoria Main Road, P.O:- Hatiara, P.S:- Baguiati, District:-North 24-Parganas, West Bengal, India, PIN - 700157

Indetified by Mr SUBRATA DEBNATH, , , Son of SAMIR DEBNATH, T - 68, TEGHORIA MAIN ROAD, P.O: HATIARA, Thana: Baguiati, , North 24-Parganas, WEST BENGAL, India, PIN - 700157, by caste Hindu, by profession Service

Execution is admitted on 25-02-2021 by Vinita Gupta, Partner, Vinayak Realtech Properties LLP, T-68, Teghoria Main Road, P.O:- Hatiara, P.S:- Baguiati, District:-North 24-Parganas, West Bengal, India, PIN - 700157

Indetified by Mr SUBRATA DEBNATH, , , Son of SAMIR DEBNATH, T - 68, TEGHORIA MAIN ROAD, P.O: HATIARA, Thana: Baguiati, , North 24-Parganas, WEST BENGAL, India, PIN - 700157, by caste Hindu, by profession Service

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 21/- (E = Rs 21/-) and Registration Fees paid by Cash Rs 21/-

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 1709, Amount: Rs.100/-, Date of Purchase: 27/11/2020, Vendor name: SAMRAT BOSE

Sanjoy Basak
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. RAJARHAT
North 24-Parganas, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1523-2021, Page from 117636 to 117663

being No 152302861 for the year 2021.

Seal of the Additional District Sub Registrar, Rajarhat, District North 24 parganas

Digitally signed by SANJOY BASAK
Date: 2021.03.02 13:58:03 +05:30
Reason: Digital Signing of Deed.

(Sanjoy Basak) 2021/03/02 01:58:03 PM
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. RAJARHAT
West Bengal.

(This document is digitally signed.)