

2219/19

I - 1251/19



पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

AB 581831

Signature
10/5/19

200
210

Certified that this document is admitted to Registration. The signature sheet and the Endorsement sheet attached to the document are part of this document.

Additional Dist. Sub Registrar
Seaidah

1.0 MAY 2019

1/112702/19

DEVELOPMENT POWER OF ATTORNEY

Know all men by these present that I SMT. ANITA SENGUPTA, (PAN: BVMPS9552H), wife of Late Rajibmoy Sengupta, by faith Hindu, by occupation housewife residing at 171/H, Rash Behari Avenue, Police Station – Gariahat, Post Office Ballygunge, Kolkata – 700019, do hereby

2953

08 MAY 2019

No.....Rs.-100/- Date.....

Name:.....

Address:.....

Vendor:.....

Subhankar Das

Advocate

Alipur Judge's Court
Kolkata - 27

Alipur Collectorate, 24 Pgs. (S)

SUBHANKAR DAS

STAMP VENDOR

Alipur Police Court, Ko-27

2953 = 100/-



A.D.S.R., SEALDAH

10 MAY 2019

Dist.-South 24 Parganas

Ambar Choudhury

o-SRI Bijan Kanti Choudhury

LOKENATH APARTMENT

78, Bose Pukur Purba para

Kolkata - 700107

v:- Business



Government of West Bengal

Office of the A.D.S.R. SEALDAH, District: South 24-Parganas

W.B. FORM NO. 1504

Query No / Year	16061000112702/2019	Serial No/Year	1606002219/2019
Transaction id	0000892889	Date of Receipt	10/05/2019 2:21PM
Deed No / Year	I - 160601851 / 2019		
Presentant Name	Smt ANITA SENGUPTA		
Principal	Smt ANITA SENGUPTA		
Attorney	ROYAL SHELTERS		
Transaction	[0138] Sale, Development Power of Attorney after Registered Development Agreement		
Additional Transaction			
Total Setforth Value	Rs. 2/-	Market Value	Rs. 1,02,91,609/-
Stamp Duty Paid	Rs. 100/-	Stamp Duty Articles	48(g)
Registration Fees Paid	Rs. 7/-	Fees Articles	E
Standard User Charge	289/-	Requisition Form Fee	50/-
Remarks	Development Power of Attorney after Registered Development Agreement of [Deed No/Year].- 160601849/2019		

Stamp Duty Paid (Break up as below)

By Stamp					
Stamp Type	Treasury or Vendor	Treasury or Vendor Name	Stamp Serial No	Purchase Date	Amount in Rs.
Impressed	Vendor	Subhankar Das	2953	08/05/2019	100/-

Registration Fees Paid (Break up as below)

By Cash		Amount in Rs.
Amount Paid		7/-

Other Fees Paid (Break up as below)

By Cash		Amount in Rs.
Standard User Charge		289/-

nominate, constitute and appoint ROYAL SHELTERS, (Permanent Account Number - AAYFR7330L), a partnership firm, having its office at 10, Ruby Park, Post Office Haltu, Police Station Kasba, Kolkata – 700078, District South 24-Parganas, represented by partners (1)SRI BIBHAS CHANDRA DAS, (PAN ACSPD7108A), son of Late Jyotindra Mohan Das, by faith Hindu, by occupation business, residing at 459, P. Majumdar Road, P.O. Haltu, P.S. Garfa, Kolkata - 700078, (2) SRI SHOMBHU BANERJEE, (PAN : AHGPB1691R), son of late Chittaranjan Banerjee, by faith Hindu, by occupation Business, residing at P-4, Purba Pally, P.O. Haltu, Police Station – Kasba, Kolkata – 700078, and (3) SRI AVISHEK CHAKRABORTY alias SRI AVISHEK CHAKRABARTY, (PAN ALOPC0632P), son of Sri Ashok Kumar Chakraborty, by faith Hindu, by occupation Business, residing at 10, Ruby Park, P.O. Haltu, Police Station – Kasba, Kolkata – 700078, (4) SRI ARIJIT CHAKRABORTY, (PAN : ALNPC9777E), son of Sri Ashok Kumar Chakraborty, by faith Hindu, by occupation Business, residing at 10, Ruby Park, P.O. Haltu, Police Station – Kasba, Kolkata – 700078, one of the partners shall be entitled to represent us and also the partnership firm as and when require to be our true and lawful ATTORNEY to do and execute all or any of the following acts and deeds for us and on our behalf.

Whereas I am the absolute owner of All that piece and parcel of land (unassessed) measuring about 4 cottahs 10 chittack 20 square feet be the same a little more or less together with 20 years old R.T. shed brick built structures thereon measuring about 200 square feet with cemented flooring within District 24-Parganas (South), Police Station – Purba Jadavpur,

ADSR Sealdah, District Sub Registrar, Alipore, South 24-Parganas, Mouza Barakhola, J.L. No. 21, Khatian No.147, R.S. Dag No.143, Mukundapur, Ramkrishnapally, within the municipal limits of the Kolkata Municipal Corporation Ward No 109, the descriptions of which are fully and particularly referred in the Schedule 'A' hereunder;

And whereas I have entered into a registered Agreement for Development on 10/05/2019 in the office of the A.D.S.R. Sealdah, recorded in Book No. 1, Being No. 160601849 for the year 2019 with ROYAL SHELTERS, a partnership firm, having its office at 10, Ruby Park, Post Office Haltu, Police Station Kasba, Kolkata - 700078, District South 24-Parganas, represented by partners (1) SRI BIBHAS CHANDRA DAS, son of Late Jyotindra Mohan Das, residing at 459, P. Majumdar Road, P.O. Haltu, P.S. Garfa, Kolkata - 700078, (2) SRI SAMBHU BANERJEE, of late Chittaranjan Banerjee, by faith Hindu, by occupation Business, residing at P-4, Purba Pally, P.O. Haltu, Police Station - Kasba, Kolkata - 700078, and (3) SRI AVISHEK CHAKRABORTY, son of Sri Ashok Kumar Chakraborty, by faith Hindu, by occupation Business, residing at 10, Ruby Park, P.O. Haltu, Police Station - Kasba, Kolkata - 700078, (4) SRI ARIJIT CHAKRABORTY, son of Sri Ashok Kumar Chakraborty, by faith Hindu, by occupation Business, residing at 10, Ruby Park, P.O. Haltu, Police Station - Kasba, Kolkata - 700078, on payment or deposit of requisite stamp duty and registration fee as per the rules of the statute wherein it has been agreed by and between myself as owner in respect of the property described in the Schedule 'A' hereunder and the developer above named, my constituted attorney, relating to the proposed building to be constructed as per the building plan to be sanctioned by the Kolkata Municipal Corporation in which I shall hold or retain my allocated

portion as specifically mentioned in the said registered agreement for development and in similar terms my Constituted Attorney, the Developer of the said property shall have the right to deal with the remaining flats/apartments/units and other saleable space in terms of the said registered agreement for development.

And whereas due to my personal reasons and preoccupation it has become difficult for me to look after the affairs of my property personally and in terms of the development agreement I am empowering my above named constituted attorney as follows:

1. To sign, execute, cancel, alter, dew, approve and all papers, documents, declarations, affidavits, applications, returns, confirmations and consents as may in any way be required to be so done, for and on connection with the said premises on behalf of the appointments.
2. To appear before the Kolkata Municipal Corporation and/or any other authority/s and government departments and/or officers and also all other State, Executive, Judicial or Quasi-Judicial and other authorities and also all Courts and Tribunals for sanction of the building plan/s and' also for all the matters relating to the Said Premises.
3. To pay all outgoings, including taxes and other charges whatsoever payable for and on account of the said premises and receive refunds and other moneys in connection therewith.
4. To sign, execute and submit all papers, documents, statements, affidavits, forms undertakings, declarations, and plans as be required

for having such plans sanctioned, modified and/or altered by the Kolkata Municipal Corporation.

5. To pay fees, obtain sanction and such other orders or permissions from necessary authorities as be expedients for modification and /or alteration of plans concerning the said premises and other documents as may be required by the necessary authorities to this effect.
6. To commence, prosecute, enforce, defend, answer and oppose all actions and /or other legal proceedings, including any suit or Arbitration proceedings and demands touching any of the matters relating to the Said Premises or any part thereof and to compromise, settle, refer to arbitration, abandon, submit to judgment in any such action or proceedings aforesaid before any Civil or Criminal Court.
7. To sign, verify, declare and/or affirm, plaints, written statements, petitions, affidavits, verifications, objections, cross objections, counter claims, application for execution, revision, review, new trail or stay or of whatsoever nature, Memorandum of appeal , affirm affidavits and to do generally all other act, deeds and things as the said attorney in its discretion shall think fit and proper in any proceedings or in any way therewith so as to defend our possession and title in the said premises.
8. To execute any agreement for sale, deed of conveyance, deed of gift, deed of exchange, deed of declaration before any competent Registrar or Sub- Registrar unto and in favour of any purchaser or donee as the case may be in respect of the said property or any part thereof as

described in the schedule 'A' hereunder which include any flat, tenements, shops, car parking spaces or any other saleable spaces relating to the developers allocation.

9. To warn off and prohibit, and, if necessary, proceed in due form of law against all or any occupiers/trespassers in the Said Premises or any parts thereof and to take appropriate steps by legal actions and to abate all nuisances.
10. For the purposes as aforesaid, to appoint Advocates and sign and execute Vakalatnama or any other documents, authorizing such Advocates to act and to terminate such authority and to pay fees of such Advocate/s.
11. To negotiate on terms for and to agree to and enter into and conclude any, agreement for sale, transfer and/or leasing out the flats in the proposed building and to sign and execute and deliver such agreements for sale or any other agreement for holding/delivering possession of the flats in the proposed building at the Said Premises in respect of the developer's allocation;
12. To receive from the intending purchaser or purchasers any earnest money and or advance or advances, and also the balance consideration money to give valid receipts and discharge for the same in respect of their allocation only

13. To sign execute proper deed or deeds of conveyance conveyances in respect of the sale and or transfer of all that undivided proportionate share or interest of land with building as standing thereon either in part or in full the particulars of such property more fully described in the Schedule hereto in favour of the purchaser or purchasers and to present for registration of the same and to admit execution of the same and to do all necessary acts and deeds required for the purpose of registration of the said document in respect of the developer's allocated portion in the proposed building written and to give valid discharge thereof and to do all acts, deeds and things for registration of the deeds of transfer in respect of the schedule 'C' property hereunder written.

14. To cancel any agreement and forfeit any money advanced by the prospective purchaser for reason of his/her committing default and/or file Suit for Specific Performance and to realize or unrealized amount together with interest and damages as the case may be and to do all such acts deeds matters and things in respect of selling, and/or transferring the flats together with the undivided proportionate share in the land and to enter into all sorts of documents in commitments understanding etc in respect of the schedule 'C' hereunder

15. To sign and execute and deliver Deed/s of Conveyance or Sale and all other instruments of transfer, undertaking, declarations, confirmations and to present the same whether executed by me or by my said attorney and to admit the execution thereof and present for registration before the registrar of assurances, Kolkata or any District Sub-registrar or Addl. District Sub- registrar having jurisdiction concerning the said

Premises or before any Notary public in respect of the flats and the undivided proportionate share of land relating to the developer's allocated portion more fully described in the Schedule 'C' hereunder written.

16. To give inspection of the original title deeds and other related papers before the Kolkata Municipal Corporation or to any recognized financial institution enabling the prospective purchaser/ purchasers to avail housing finance from any bank or recognized financial institute and to sign and execute all such related papers to complete the formalities in favour of the prospective purchaser/ purchasers to avail the housing loan.
17. To sign, execute and register any deed of mortgage relating to any part or portion or saleable space or spaces of the developer's allocated portion in the proposed building to facilitate any prospective purchaser/purchasers to avail housing loan or housing finance from any bank or recognized financial corporation without creating any liability upon us towards the repayment thereof and perform all such formalities to that effect.
18. To deliver possession and /or make over the portions and issue letter of possession and to do and perform all and everything that shall be necessary for completing the sale. To receive all moneys, advances and also the balance of the purchase amount from the purchaser/s and grant proper receipts in respect of the amounts to be received on sale and disposal of portions, etc. and/or otherwise in connection with the

flats/apartments/spaces/portions/car parking spaces in the said building specifically mentioned in the schedule 'C' hereunder.

AND to do all acts, deeds and things concerning the authorities as enumerated hereinabove, hereby granted in respect of the Said Premises for the purpose of sanction of the building plan which I could have done lawfully under my own hand and seal if personally present AND I do hereby ratify and confirm and agree to ratify and confirm, all and whatsoever the said Attorney shall lawfully do or cause to be done in or about the said premises contained hereinabove.

And thereto by this power of attorney no such transfer is made in favour of power of attorneys and no such interest is accrued in favour of the power of attorneys and thereto the power of attorney shall be personally liable for his/their wrongful act and/or for unethical conducts and transactions. The power of attorney shall liable to place the proper accounts if asked for by the principal.

SCHERDULE 'A' ABOVE REFERRED TO

All that piece and parcel of land (unassessed) measuring about 4 cottahs 10 chittack 20 square feet be the same a little more or less together with 20 years old R.T. shed brick built structures thereon measuring about 200 sq.ft with cemented flooring within District 24-Parganas (South), Police Station – Purba Jadavpur, ADSR Sealdah, District Sub Registrar at Alipore, South 24-Parganas, Mouza Barakhola, J.L. No. 21, Khatian No.147, R.S. Dag No.143, Mukundapur, (Road Zone : R N. Tagore – Mukundapur More)

Ramkrishnapally, within the municipal limits of the Kolkata Municipal Corporation Ward No 109, butted and bounded as follows:

On the North : 30 feet wide Municipal Road

On the South : Plot No.85

On the East : Plot No.77,

On the West : Plot No.79 (G+IV building)

SCHEDULE 'B' REFERRED TO ABOVE

(owner's allocation)

ALL THAT the entire second floor, one flat on the third floor and one flat on the fourth floor and 50% sanctioned car parking spaces as per KMC approved in the ground floor having undivided proportionate share and interest underneath the said flats and the car parking spaces and all rights on the common areas and facilities attached thereto with other flat owners together with a non-refundable consideration of Rs.12,00,000/- to be paid in the following manner :-

- a) With the execution of this agreement Rs. 6,00,000/-
- b) At the time of registration of the development agreement cum development power of attorney - balance amount of Rs. 6,00,000/-

SCHEDULE "C" ABOVE REFERRED TO:

(developer's allocation)

ALL THAT the remaining constructed saleable spaces in the proposed G + 4 multistoried building together with undivided proportionate share and interest in the land underneath the said constructed area and all rights on the common areas and facilities attached thereto common with other flat owners together with a non-refundable consideration of Rs.12,00,000/- to be paid in the following manner:-

- a) With the execution of this agreement Rs.6,00,000/-
- b) At the time of registration of the development agreement cum development power of attorney - balance amount of Rs.6,00,000/-

IN WITNESS WHEREOF I hereby execute this General Power of Attorney
on this the 10th day of May 2019 (Two thousand
nineteen).

SIGNED, SEALED AND DELIVERED

By the APPOINTORS herein at Kolkata

In the presence of:

WITNESSES:-

1. Amritava Chowdhury
7K, Bosepukur Purabalua -
Kolkata - 107

Amrita Senapati
Signature of EXECUTRIX

2. Tapas Mondal
2B, Sahanagar
Road
KOL - 26.

ROYAL SHELTERS

ROYAL SHELTER

Sikha Chandrasekhar / S. Sankha Banerjee
Partner Partner

ROYAL SHELTERS

ROYAL SHELTERS

Arindam Chakraborty
Partner

Ampt Chakraborty
Partner

Signature of ATTORNEY

Drafted by me and
Prepared in my chamber

Subhendu Ghosh

Advocate F(2159)/2010

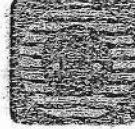
Alipore Judges' Court
Bar Library Room No.2,
Kolkata - 700 027

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT OF INDIA

ANITA SENGUPTA
ANUKUL CHANDRA NAHA
26/10/1950
Permanent Account Number



BVMP59552H

Anita Sengupta
Signature



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

इस कार्ड के खोने/पाने पर कृपया सूचित करें/लौटाएं :
आयकर पैन सेवा यूनिट, यू टी आई टी एस यू एल,
प्लॉट नं: ३, सेक्टर ११, सी.बी.डी. बेलपुर,
नवी मुंबई-४०० ६१४.

Anita Sengupta



भारतीय विशिष्ट पहचान प्राधिकरण
भारत सरकार
Unique Identification Authority of India
Government of India

Enrollment No.: 2005/00008/02077

सूचना

- आधार पहचान का प्रमाण है, नागरिकता का नहीं।
- पहचान का प्रमाण ऑनलाईन ऑथेंटिकेशन द्वारा प्राप्त करें।

INFORMATION

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

To
Anita Sengupta
171H Ramani Bhavan Rash Behari Avenue
Sen Mahasaya Sweet Shop Ballygunge S.O
Kolkata
West Bengal 700019
9831235656

35334573



UG353345735IN



आपका आधार क्रमांक / Your Aadhaar No. :

4210 2898 9173

आधार - आम आदमी का अधिकार

- आधार देश भर में मान्य है।
- आधार भविष्य 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.

35334573



भारत सरकार
GOVERNMENT OF INDIA

Anita Sengupta
Year of Birth : 1950
Female



4210 2898 9173



आधार - आम आदमी का अधिकार



भारतीय विशिष्ट पहचान प्राधिकरण
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

Address:
171H Ramani Bhavan, Rash Behari
Avenue, Sen Mahasaya Sweet Shop,
Ballygunge S.O, Kolkata, West Bengal,
700019

1947
1800 180 1947

help@uidai.gov.in

www.uidai.gov.in

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

Anita Sengupta



भारत सरकार
GOVERNMENT OF INDIA



বিভাস চন্দ্র দাস
Bibhas Chandra Das
পিতা : জেতিন্দ্র মোহন দাস
Father : JATINDRA MOHON DAS
জন্ম সাল / Year of Birth : 1956
পুরুষ / Male



7749 8194 3442

আধার - সাধারণ মানুষের অধিকার

Bibhas Chandra Das



ভারতীয় বিশিষ্ট পরিচয় প্রাধিকরণ
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

ঠিকানা:
৪৫৯, পি. মজুমদার রোড, পিও,
হালতু, হালতু, কোলকাতা,
পশ্চিমবঙ্গ, ৭০০০৭৮

Address:
459, P. MAJUMDAR ROAD,
PO. HALTU, Hailtu S.O.,
Hailtu, Kolkata, West Bengal,
700078



1947
1800 180 1947



help@uidai.gov.in



www.uidai.gov.in

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

धार्मिक सेवा संख्या /PERMANENT ACCOUNT NUMBER
ACSPD7108A

नाम /NAME
BIBHAS CHANDRA DAS

पिता का नाम /FATHER'S NAME
JATINDRA MOHAN DAS

जन्म तिथि /DATE OF BIRTH
07-04-1956

हस्ताक्षर /SIGNATURE
Bibhas Chandra Das

आयकर आयुक्त, रांची
COMMISSIONER OF INCOME TAX, RANCHI

Bibhas Chandra Das

इस कार्ड के खो / गिल जाने पर कृपया जारी करने वाले प्राधिकारी को सूचित / वापस कर दें
आयकर आयुक्त,
केन्द्रीय राजस्व भवन,
मेन रोड,
रांची - 834001.

In case this card is lost/found, kindly inform/return to
the issuing authority :
Commissioner of Income-tax,
Central Revenue Building,
Main Road,
Ranchi - 834001.

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

SHOMBHU BANERJEE
CHITTARANJAN BANERJEE

03/03/1966
Permanent Account Number
AHGPB1691R

Shombhu Banerjee
Signature



Shombhu Banerjee

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

यह कार्ड खो जाने पर कृपया सूचित करें/लौटायें :
आयकर पैन सेवा यूनिट, UTISL
प्लॉट नं: ३, सेक्टर ११, सी.बी.डी.बेलापुर,
नवी मुंबई-४०० ६१४.



सत्यमेव जयते



आधार

ভারত সরকার

Unique Identification Authority of India
Government of India

তালিকাভুক্তির আই ডি / Enrolment No.: 1040/19590/27753



सत्यमेव जयते



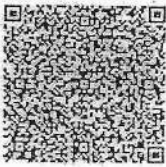
आधार

তথ্য

- আপনার পরিচয়ের প্রমাণ, নাগরিকত্বের প্রমাণ নয়।
- পরিচয়ের প্রমাণ অনলাইন প্রমাণীকরণ দ্বারা ন্যত করণ।

INFORMATION

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



TO
শ্রী শ্যামজী
Shomdhu Banerjee
P-4 PURBA PALLY
HALTU
Haliu S.O
Haliu
Kolkata
West Bengal 700078
24950525
MN249505251FT

আপনার আধার সংখ্যা / Your Aadhaar No. :

8159 6630 5054

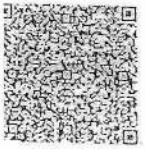
আধার - সাধারণ মানুষের অধিকার



ভারত সরকার
Government of India

শ্রী শ্যামজী
Shomdhu Banerjee
পিতা : চিত্তরঞ্জন শ্যামজী
Father: CHITTARANJAN BANERJEE
জন্ম সাল / Year of Birth: 1936
লিঙ্গ / Male

ORDER NO. 2013



ভারতীয় বিন্দু প্রমাণ
Unique Identification Authority of India

ঠিকানা:
পি-৪, পূর্ব পল্লী, হালতু, হালতু,
কোলকাতা, পশ্চিমবঙ্গ, 700078
Address:
P-4, PURBA PALLY, HALTU,
Haliu S.O, Haliu, Kolkata, West
Bengal, 700078

ORDER NO. 2013

Shomdhu Banerjee



भारत सरकार
GOVERNMENT OF INDIA



অরিত্ত চক্রবর্তী
Arijit Chakraborty
জন্মতারিখ/ DOB: 14/05/1985
পুরুষ / MALE



3812 2121 3281

আমার আধার, আমার পরিচয়

Arijit Chakraborty



भारतीय विशिष्ट पहचान प्राधिकरण
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

ঠিকানা:

২/৫২, যাদব গড়, হালতু.
হালতু, কোলকাতা.
পশ্চিমবঙ্গ - 700078

Address:

2/52, JADAV GARH, HALTU,
HALTU S.O. Kolkata,
West Bengal - 700078

3812 2121 3281

MEERA AADHAAR, MERI PEHACHAN

आयकर विभाग
INCOME TAX DEPARTMENT
ARIJIT CHAKRABORTY
ASHOK KUMAR CHAKRABORTY
14/05/1985
Permanent Account Number
ALNFC977E
Signature

भारत सरकार
GOVT. OF INDIA



Arijit Chakraborty




आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT OF INDIA

AVISHEK CHAKRABORTY
ASHOK KUMAR CHAKRABORTY
20/01/1978

Permanent Account Number
ALOPC0632P

Signature



Avishek Chakraborty

भारत सरकार
GOVERNMENT OF INDIA



অভিষেক চক্রবর্তী
Avishek Chakrabarty
জন্মতারিখ/ DOB: 20/01/1978
পুরুষ / MALE



7591 5869 9395

আমার আধার, আমার পরিচয়

Avishek Chakrabarty

भारतीय विशिष्ट पहचान प्राधिकरण
INDIAN IDENTIFICATION AUTHORITY OF INDIA

ঠিকানা:

Address:

এস/ও: অশোক কুমার চক্রবর্তী,
গ্রাউন্ড ফ্লোর সিদ্ধিদাতা
এপার্টমেন্ট, ১০ রুবী পার্ক,
কসবা, হালতু, কোলকাতা,
পশ্চিম বঙ্গ - ৭০০০৭৮

S/O: Asok Kumar Chakrabarty,
GROUND FLOOR SIDDHIDATA
APARTMENT, 10 RUBY PARK,
KASBA, HALTU, Kolkata,
West Bengal - 700078

7591 5869 9395

MEERA AADHAAR, MERI PEHACHAN



ভারত সরকার

Unique Identification Authority of India
Government of India

অনৈকাতন আই ডি/Enrollment No.: 1040/19590/24503



তথ্য

- আধাৰ পৰিচয়ৰ প্ৰমাণ, নাগৰিকত্বৰ প্ৰমাণ নহয়।
- পৰিচয়ৰ প্ৰমাণ অনলাইন অথেন্টিকেশ্বন দ্বাৰা প্ৰাপ্ত কৰিব।

INFORMATION

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

To
অনৈকাতন চৌধুৰী
Anilava Chowdhury
78 BOSE PUKUR PURBA PARA
E K T P E K T S O
E.k.l Kolkata
West Bengal 700107

15627030
MN156270307DF



আপনাৰ আধাৰ সংখ্যা/ Your Aadhaar No. :

7393 4573 8898

আপাৰ - সাধাৰণ মানুহৰ অধিকাৰ



ভাৰত সরকার
GOVERNMENT OF INDIA

অনৈকাতন চৌধুৰী
Anilava Chowdhury
বিত্তিক বিজ্ঞান কান্টি চৌধুৰী
Father : BIJAN KANTI CHOWDHURY
জন্ম মাল / Year of Birth : 1970
প্ৰকৃতি / Male

7393 4573 8898



15627030



ভাৰতীয় বিপ্লৱী পৰিচয় প্ৰাধিকাৰণ
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

ঠিকনা:
৭৮- বোস পুকুৰ পূৰ্বপাৰা,
ই.কে.টি.পি, ই.কে.টি.এস.ও.
কলিকতা, পশ্চিমবঙ্গ, ৭০০১০৭

Address:
78 BOSE PUKUR PURBA
PARA, E K T P, E K T S O,
E.k.l, Kolkata, West Bengal
700107

Major Information of the Deed

Deed No :	I-1606-01851/2019	Date of Registration	10/05/2019
Query No / Year	1606-1000112702/2019	Office where deed is registered	
Query Date	10/05/2019 2:03:13 PM	A.D.S.R. SEALDAH, District: South 24-Parganas	
Applicant Name, Address & Other Details	Anirban Bhattacharya Alipore Judges Court, Thana : Alipore, District : South 24-Parganas, WEST BENGAL, PIN - 700027, Mobile No. : 9432942125, Status : Advocate		
Transaction	Additional Transaction		
[0138] Sale, Development Power of Attorney after Registered Development Agreement			
Set Forth value	Market Value		
Rs. 2/-	Rs. 1,02,91,609/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 100/- (Article:48(g))	Rs. 7/- (Article:E)		
Remarks	Development Power of Attorney after Registered Development Agreement of [Deed No/Year]:- 160601849/2019 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: MUKUNDA PUR, Road Zone : (R.N. Tagore -- Mukundapur More) , , Ward No: 109 Pin Code : 700099




Sch No	Plot Number	Khatian Number	Land Use Proposed ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1			Bastu	4 Katha 10 Chatak 20 Sq Ft	1/-	1,02,36,109/-	Width of Approach Road: 30 Ft., , Project Name :
Grand Total :				7.6771Dec	1 /-	102,36,109 /-	

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	200 Sq Ft.	1/-	55,500/-	Structure Type: Structure
Gr. Floor, Area of floor : 200 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 20 Years, Roof Type: Tiles Shed, Extent of Completion: Complete					
Total :		200 sq ft	1 /-	55,500 /-	

Major Information of the Deed :- I-1606-01851/2019-10/05/2019




Principal Details :

SI No	Name,Address,Photo,Finger print and Signature			
1	Name Smt ANITA SENGUPTA (Presentant) Wife of Late RAJIBMOY SENGUPTA, Executed by: Self, Date of Execution: 10/05/2019 , Admitted by: Self, Date of Admission: 10/05/2019 ,Place : Office	Photo  10/05/2019	Finger Print  LTI 10/05/2019	Signature  10/05/2019
KOLKATA, 171/H, Rash Behari Avenue(Near Gariahat Crossing), P.O:- BALLYGUNGE, P.S:- Gariahat, District:-South 24-Parganas, West Bengal, India, PIN - 700019 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: BVMPS9552H, Status :Individual, Executed by: Self, Date of Execution: 10/05/2019 , Admitted by: Self, Date of Admission: 10/05/2019 ,Place : Office				



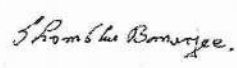
Attorney Details :

SI No	Name,Address,Photo,Finger print and Signature			
1	ROYAL SHELTERS KOLKATA, 10, Rubby Park, P.O:- HALTU, P.S:- Kasba, District:-South 24-Parganas, West Bengal, India, PIN - 700078 , PAN No.:: AAYFR7330L, Status :Organization, Executed by: Representative			

Representative Details :

SI No	Name,Address,Photo,Finger print and Signature			
1	Name Shri BIBHAS CHANDRA DAS Son of Late JYOTINDRA MOHAN DAS Date of Execution - 10/05/2019, , Admitted by: Self, Date of Admission: 10/05/2019, Place of Admission of Execution: Office	Photo  May 10 2019 2:24PM	Finger Print  LTI 10/05/2019	Signature  10/05/2019
KOLKATA, 459, P. Majumder Road, P.O:- HALTU, P.S:- Kasba, District:-South 24-Parganas, West Bengal, India, PIN - 700078, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: ACSPD7108A Status : Representative, Representative of : ROYAL SHELTERS (as PARTNER)				

Major Information of the Deed :- I-1606-01851/2019-10/05/2019

2	Name	Photo	Finger Print	Signature
	Shri SHOMBHU BANERJEE Son of Late CHITTARANJAN BANERJEE Date of Execution - 10/05/2019, , Admitted by: Self, Date of Admission: 10/05/2019, Place of Admission of Execution: Office			
		May 10 2019 2:25PM	LTI 10/05/2019	10/05/2019

KOLKATA, P-4, PURBAPALLY, P.O:- HALTU, P.S:- Kasba, District:-South 24-Parganas, West Bengal, India, PIN - 700078, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.: AHGPB1691R Status : Representative, Representative of : ROYAL SHELTERS (as PARTNER)




3	Name	Photo	Finger Print	Signature
	Shri AVISHEK CHAKRABORTY Son of Shri ASHOK KUMAR CHAKRABORTY Date of Execution - 10/05/2019, , Admitted by: Self, Date of Admission: 10/05/2019, Place of Admission of Execution: Office			
		May 10 2019 2:23PM	LTI 10/05/2019	10/05/2019

KOLKATA, 10, Rubby Park, P.O:- HALTU, P.S:- Kasba, District:-South 24-Parganas, West Bengal, India, PIN - 700078, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.: ALOPC0632P Status : Representative, Representative of : ROYAL SHELTERS (as PARTNER)

4	Name	Photo	Finger Print	Signature
	Shri ARIJIT CHAKRABORTY Son of Shri ASHOK KUMAR CHAKRABORTY Date of Execution - 10/05/2019, , Admitted by: Self, Date of Admission: 10/05/2019, Place of Admission of Execution: Office			
		May 10 2019 2:23PM	LTI 10/05/2019	10/05/2019

PARK, P.O. , POLICE STATION – KASBA, KOLKATA – , 10, Rubby Park, P.O:- HALTU, P.S:- Kasba, District:-South 24-Parganas, West Bengal, India, PIN - 700078, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.: ALNPC9777E Status : Representative, Representative of : ROYAL SHELTERS (as PARTNER)

Identifier Details :

Name	Photo	Finger Print	Signature
Mr Amitava Chowdhury Son of Shri Bijan Kanti Chowdhury Lokenath Apartment, 78, Bose Pukur Purbapara, P.O:- E K T P, P.S:- Kasba, District:-South 24-Parganas, West Bengal, India, PIN - 700107			
	10/05/2019	10/05/2019	10/05/2019

Major Information of the Deed :- I-1606-01851/2019-10/05/2019

Identifier Of Smt ANITA SENGUPTA, Shri BIBHAS CHANDRA DAS, Shri SHOMBHU BANERJEE, Shri AVISHEK CHAKRABORTY, Shri ARIJIT CHAKRABORTY

Transfer of property for L1		
Sl.No	From	To. with area (Name-Area)
1	Smt ANITA SENGUPTA	ROYAL SHELTERS-7.67708 Dec
Transfer of property for S1		
Sl.No	From	To. with area (Name-Area)
1	Smt ANITA SENGUPTA	ROYAL SHELTERS-200.00000000 Sq Ft

Endorsement For Deed Number : I - 160601851 / 2019

On 10-05-2019

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 14:00 hrs on 10-05-2019, at the Office of the A.D.S.R. SEALDAH by Smt ANITA SENGUPTA ,Executant.

Certificate of Market Value(WB PUVI rules of 2001)

Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs 1,02,91,609/-

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

Execution is admitted on 10/05/2019 by Smt ANITA SENGUPTA, Wife of Late RAJIBMOY SENGUPTA, KOLKATA, 171/H, Road: Rash Behari Avenue(Near Gariahat Crossing), , P.O: BALLYGUNGE, Thana: Gariahat, , South 24-Parganas, WEST BENGAL, India, PIN - 700019, by caste Hindu, by Profession House wife

Indetified by Mr Amitava Chowdhury, , , Son of Shri Bijan Kanti Chowdhury, Lokenath Apartment, 78, Bose Pukur Purbapara, P.O: E K T P, Thana: Kasba, , South 24-Parganas, WEST BENGAL, India, PIN - 700107, by caste Hindu, by profession Business

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

Execution is admitted on 10-05-2019 by Shri BIBHAS CHANDRA DAS, PARTNER, ROYAL SHELTERS, KOLKATA, 10, Rubby Park, P.O:- HALTU, P.S:- Kasba, District:-South 24-Parganas, West Bengal, India, PIN - 700078

Indetified by Mr Amitava Chowdhury, , , Son of Shri Bijan Kanti Chowdhury, Lokenath Apartment, 78, Bose Pukur Purbapara, P.O: E K T P, Thana: Kasba, , South 24-Parganas, WEST BENGAL, India, PIN - 700107, by caste Hindu, by profession Business

Execution is admitted on 10-05-2019 by Shri SHOMBHU BANERJEE, PARTNER, ROYAL SHELTERS, KOLKATA, 10, Rubby Park, P.O:- HALTU, P.S:- Kasba, District:-South 24-Parganas, West Bengal, India, PIN - 700078

Indetified by Mr Amitava Chowdhury, , , Son of Shri Bijan Kanti Chowdhury, Lokenath Apartment, 78, Bose Pukur Purbapara, P.O: E K T P, Thana: Kasba, , South 24-Parganas, WEST BENGAL, India, PIN - 700107, by caste Hindu, by profession Business

Execution is admitted on 10-05-2019 by Shri AVISHEK CHAKRABORTY, PARTNER, ROYAL SHELTERS, KOLKATA, 10, Rubby Park, P.O:- HALTU, P.S:- Kasba, District:-South 24-Parganas, West Bengal, India, PIN - 700078

Indetified by Mr Amitava Chowdhury, , , Son of Shri Bijan Kanti Chowdhury, Lokenath Apartment, 78, Bose Pukur Purbapara, P.O: E K T P, Thana: Kasba, , South 24-Parganas, WEST BENGAL, India, PIN - 700107, by caste Hindu, by profession Business

Execution is admitted on 10-05-2019 by Shri ARIJIT CHAKRABORTY, PARTNER, ROYAL SHELTERS, KOLKATA, 10, Rubby Park, P.O:- HALTU, P.S:- Kasba, District:-South 24-Parganas, West Bengal, India, PIN - 700078

Major Information of the Deed :- I-1606-01851/2019-10/05/2019

Indetified by Mr Amitava Chowdhury, , Son of Shri Bijan Kanti Chowdhury, Lokenath Apartment, 78, Bose Pukur Purbapara, P.O: E K T P, Thana: Kasba, , South 24-Parganas, WEST BENGAL, India, PIN - 700107, by caste Hindu, by profession Business

Payment of Fees

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

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 50/- and Stamp Duty paid by Stamp Rs 100/-
Description of Stamp

1. Stamp: Type: Impressed, Serial no 2953, Amount: Rs.100/-, Date of Purchase: 08/05/2019, Vendor name: Subhankar Das



Kaushik Ray

ADDITIONAL DISTRICT SUB-REGISTRAR

OFFICE OF THE A.D.S.R. SEALDAH

South 24-Parganas, West Bengal

Major Information of the Deed :- I-1606-01851/2019-10/05/2019


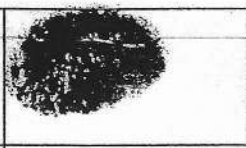
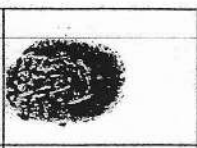
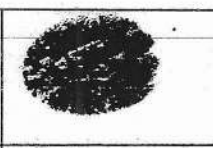
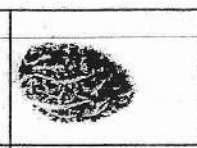

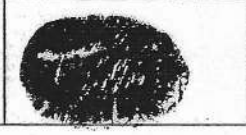


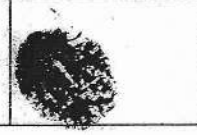

Thumb 1st finger middle finger ring finger small finger

PHOTO	Left hand					
	Right hand					

Name

Signature


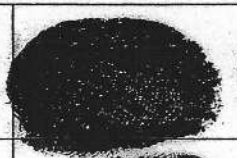









Thumb 1st finger middle finger ring finger small finger

	Left hand					
	Right hand					

Name

Signature *Anjali Sengupta*

Thumb 1st finger middle finger ring finger small finger

	Left hand					
	Right hand					












Name

Signature *Bikhas Chandra Lal*

ROYAL SHELTER

Partner

Thumb 1st finger middle finger ring finger small finger

	Left hand					
	Right hand					

Name

Signature *Shyam Anand*

ROYAL SHELTERS

Partner










Thumb 1st finger middle finger ring finger small finger

PHOTO	Left hand					
	Right hand					

Name

Signature

Thumb 1st finger middle finger ring finger small finger






	Left hand					
	Right hand					

Name

ROYAL SHELTERS

Signature

Thumb 1st finger ^{Partner} middle finger ring finger small finger

	Left hand					
	Right hand					

Name

ROYAL SHELTERS

Signature *Ang. J. Chakrabarty*

Thumb 1st finger ^{Partner} middle finger ring finger small finger

PHOTO	Left hand					
	Right hand					

Name

Signature