

03/97/22

S. 3052/2022



पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

AG 701494

Certified that the enclosed
registration. The sign...
the enclosed...
journal...

[Signature]
District Sub-Regis.
Alipore, South 24-pars.

2 MAR 2022

DEVELOPMENT POWER AFTER REGISTERED AGREEMENT

KNOW ALL MEN BY THESE PRESENTS that We
(1) SRI BIPLAB BAKSHI, (PAN No. DJJPB 3745L) (AADHAAR No. 8352
9814 9626), son of Late Badal Bakshi, by Nationality-Indian, by faith-Hindu,
by occupation-Business, (2) SRI BIDHAN BAKSHI, (PAN No. AVUPB
9690C) (AADHAAR No. 3611 4050 5154), son of Late Badal Bakshi, by
Nationality-Indian, by faith-Hindu, by occupation-Business (3) SRI JAHAR
BAKSHI, (PAN No. BENPB 0411C) (AADHAAR No. 3250 8498 3567),
son of Late Badal Bakshi, by Nationality-Indian, by faith-Hindu, by occupation-

Contd.....pg/2

(2)

Business, Nos. 1 to 3 all are residing at 1/15, Sahid Nagar, Kolkata-700 031, P.O.Dhakuria, P.S.Garfa, all within the District of South 24-Parganas and (4) **SMT. SHARMISTHA DATTA (PAN No. BGBPD 6148J) (AADHAAR No. 5038 4998 9585)**, daughter of Sri Ratan Kumar Datta and wife of Sri Dibyendu Manna, by Nationality-Indian, by faith-Hindu, by occupation-Service, residing at Sonatala, P.O. Sonatala, P. S. Udaynarayanpore, Pin Code :711412, in the District of Howrah, **SEND GREETINGS:-**

WHEREAS by an Indenture of Gift made on 19th day of April, 1989 between the Governor of the State of West Bengal for and on behalf of the Refugee, Relief and Rehabilitation Department, Government of West-Bengal, described therein as the Donor of the one part and Smt.Sefali Bakshi,wife of Late Badal Bakshi described therein as the Donee of the other part the said Donor gifted, transferred and conveyed all that piece and parcel of homestead land measuring 3 Cottahs 1 Chittak be the same a little more or less lying and situated at Mouza-Dhakuria, J.L.No.18, in E.P. No.218, in S.P. No.110, in C. S. Plot No.1505(P), P. S. Kasba, in the District of South 24-Parganas in favour of the said Donee and conferred absolute right title and interest in favour of the said Donee and the said Deed of Gift was registered on the even date in the office of the Additional District Registrar at Alipore and recorded therein Book No. I, Volume No. 31, Pages 241 to 244, Being No.2311, for the year 1989 and the said Donee accepted the said Gift of the Donor.

AND WHEREAS since then the said owner Smt. Sefali Bakshi had been exercising all her right of ownership and possession over the said homestead land by erecting dwelling structure thereon got her name mutated in the records of The Kolkata Municipal Corporation in respect of the said property being known as Municipal Premises No. 20X, K.P.Roy Lane, Kolkata-700 031, P. S.formerly Kasba at present Garfa and was paying taxes regularly.

ANDWHEREAS thereafter the said owner Smt. Sefali Bakshi while thus absolutely seized and possessed of the said property died intestate on 31/01/

(3)

2010 leaving behind and surviving her three sons namely Sri Biplab Bakshi, Sri Bidhan Bakshi, Sri Jahar Bakshi and one grand daughter Smt. Sharmistha Datta, the daughter of her predeceased daughter Uma Dutta who died intestate on 02/07/2009 as her legal heirs, successors and representatives under the Hindu Succession Act, 1956.

AND WHEREAS after the demise of the said recorded owner Smt. Sefali Bakshi the property left by her thus devolved upon her aforementioned legal heirs, successors and representatives who jointly inherited and became the joint owners of the said property being known as Municipal Premises No. 20X, K.P. Roy Lane, Kolkata-700 031, P. S. Garfa, now within the local limits of The Kolkata Municipal Corporation under Ward no.92, in the District of south 24-Parganas, left by their predecessor-in-interest Smt. Sefali Bakshi.

AND WHEREAS since then the said owners Sri Biplab Bakshi, Sri Bidhan Bakshi, Sri Jahar Bakshi and Smt. Sharmistha Datta have been jointly seized and possessed of the said inherited property got their names jointly mutated in the records of The Kolkata Municipal Corporation in respect of the said inherited property being known as Municipal Premises No.20X, K.P.Roy Lane, Kolkata-700 031, (having Assessee No. 21-092-14-1128-5) P.S. Garfa, now within the local limits of The Kolkata Municipal Corporation under Ward No.92, in the District of South 24-Parganas, and are paying taxes regularly which is morefully and particularly mentioned and described in the Schedule hereunder written and hereinafter referred to as the "**said property**".

AND WHEREAS we the Owners herein entered into a Development Agreement on ~~-----~~^{28th} day of February, 2022 in respect of our said property being known as **Municipal Premises No. 20X, K.P.Roy Lane, Kolkata-700 031, P. S. Garfa**, now within the local limits of The Kolkata Municipal Corporation under Ward No.92, in the District of South 24-Parganas with the Developer "**D.P.CONSTRUCTION**"(PAN No. AARFD9482A), a Partnership firm having its office at 20/2C, K. P. Roy Lane, Kolkata-700 031, P.O. Dhakuria,

Contd.....pg/4

(4)

P.S. Garfa, in the District of South 24-Parganas, represented by its Partners **(1) SRI DEB KUMAR ROY (PAN No. BDZPR 0725C) (AADHAAR No. 2428 0404 8846)**, son of Late Dilip Kumar Roy, by Nationality-Indian, by faith-Hindu, by occupation-Business, residing at 74, Arya Vidyalaya Road, P. O. Haltu, Kolkata-700 078, P. S. Garfa, in the District of South 24-Parganas and **(2) SRI PARTHA SEN, (PAN No. AYCPS 6087M) (AADHAAR No. 9222 4311 1927)**, son of Late Dilip Kumar Sen, by Nationality-Indian, by faith-Hindu, by occupation-Business, residing at 1/38, Sahid Nagar, P.O.Dhakuria, Kolkata-700 031, P.S. Garfa, in the District of South 24-Parganas and the said Development Agreement was registered in the office of the District Sub-Registrar-III at Alipore and recorded therein Book No.I, being No.....03035.... for the year 2022.

AND WHEREAS in pursuance of the said Development Agreement we the owners herein jointly and severally appointed "**D.P.CONSTRUCTION**" (PAN No. AARFD9482A), a Partnership firm having its office at 20/2C, K. P. Roy Lane, Kolkata-700 031, P. O. Dhakuria, P. S.Garfa, in the District of South 24-Parganas, represented by its Partners **(1) SRI DEB KUMAR ROY (PAN No. BDZPR 0725C) (AADHAAR No. 2428 0404 8846)**, son of Late Dilip Kumar Roy, by Nationality-Indian, by faith-Hindu, by occupation-Business, residing at 74, Arya Vidyalaya Road, P. O. Haltu, Kolkata-700 078, P. S. Garfa, in the District of South 24-Parganas and **(2) SRI PARTHA SEN, (PAN No. AYCPS 6087M) (AADHAAR No. 9222 4311 1927)**, son of Late Dilip Kumar Sen, by Nationality-Indian, by faith-Hindu, by occupation-Business, residing at 1/38, Sahid Nagar, P.O.Dhakuria, Kolkata-700 031, P.S. Garfa, in the District of South 24-Parganas.as our true and lawful Attorneys to do the following acts, deeds and things for us, in our names, on our behalf and in our place.

NOW KNOW WE ALL AND THESE PRESENTS WITNESSETH that we do hereby appoint, nominate, constitute and authorise "**D. P. CONSTRUCTION**" (PAN No. AARFD9482A), a partnership firm having its



Contd.....pg/5

office at 20/2C, K. P. Roy Lane, Kolkata-700 031, P. O. Dhakuria, P. S. Garfa, in the District of South 24-Parganas, represented by its Partners (1) **SRI DEB KUMAR ROY (PAN No. BDZPR 0725C) (AADHAAR No. 2428 0404 8846)**, son of Late Dilip Kumar Roy, by Nationality-Indian, by faith-Hindu, by occupation-Business, residing at 74, Arya Vidyalaya Road, P. O. Hattu, Kolkata-700 078, P. S. Garfa, in the District of South 24-Parganas and (2) **SRI PARTHA SEN, (PAN No. AYCPS 6087M) (AADHAAR No. 9222 4311 1927)**, son of Late Dilip Kumar Sen, by Nationality-Indian, by faith-Hindu, by occupation-Business, residing at 1/38, Sahid Nagar, P.O.Dhakuria, Kolkata-700 031, P.S. Garfa, in the District of South 24-Parganas, as our true and lawful **ATTORNEYS** for us, in our names, on our behalf and in our place to do or commit or cause to be done or committed the following acts, deeds and things jointly and severally in respect of the aforesaid Municipal Premises No. 20X, K. P. Roy Lane, Kolkata-700 031, P. S. Garfa, that is to say:

1. To apply for and to obtain temporary and/or permanent connections of filtered and unfiltered water, electricity, sewerage, drainage and/ or other inputs and facilities as required from the appropriate bodies and/or authorities.
2. To supervise, manage, maintain and superintend the construction/ development in relation to the said property.
3. To appear and represent us for all concern and to produce, give inspection and file and to sign and submit any documents and deeds before all Courts of Law, Tribunal, Revenue Offices including Income Tax, Sale Tax, Wealth Tax, The Kolkata Municipal Corporation, K.I.T., K.M.D.A., G.S.T. Authority, Survey Department, Fire Brigade, Police Department, C.E.S.C. Ltd., Land Acquisition Department or any other appropriate authority or authorities.
4. To institute, commence and file all suits and other actions and legal proceedings in any Court in Civil, Criminal, Revenue or Original, Revisional or Appellate Jurisdiction including special Jurisdiction of the High Court under Article 226/227 of the Constitution of India or before any Tribunal or Appropriate

(6)

Authority or Authorities, to execute Warrant of Attorney, Vokatnama and other authorities, to act and plead; to sign and verify all complaints, written statements, verifications, petitions, objections and other pleadings and also to present any Memorandum of Appeal and affirm all Affidavits and other documents or to prosecute, enforce or resist, defend, answer and oppose all suits, actions and proceedings to enforce Judgements and to lodge execution proceedings arising out of the decree and orders, to refer to Arbitration all disputes and differences, to compromise and settle cases, to withdraw the same or to be non-suited and to deposit and receive delivery of documents or payments of any money or moneys from any Court, Office or Opposite Party either in execution of decree or order or otherwise our said Attorneys shall think fit and proper and to do all acts, deeds and things that may be necessary or requisite in connection therewith.

5. To appoint, engage on our behalf Advocates, Solicitors or Counsel whenever our said Attorneys shall think fit and proper to do so and to discharge and/or terminate his or their appointment. 
6. To ask for demand, recover, receive and collect any money or debt arising out of or in connection with the affairs of the said property from any person or persons, company or association, authority or authorities, firm, government or semi-government concern or concern including any statutory, local or public body for the purpose thereof. 
7. To sign, execute and submit building plans, documents, statements, papers, undertakings, Affidavit and declarations as may be required for having the plans sanctioned and/or the sanctioned plans modified and/or altered by The Kolkata Municipal Corporation and to apply for on our behalf and to represent us before The Kolkata Municipal Corporation for obtaining completion certificate, house drainage connection, water connection and to obtain the form "C" clearance for fixing of Lift and all other allied works to be executed and signed by the said Attorneys in any manner concerning the aforesaid purpose and to appear and represent us before any Notary Public,

Registrar of Assurances, District Sub-Registrar, Additional District Sub-Registrar, Metropolitan Magistrate, Executive Magistrate, Judicial Magistrate and other officer or officers or authority or authorities having jurisdiction and to present for registration and to acknowledge and register or have registered and perfected all boundary declarations, splayed corner, road width, common passage declaration, deed of gift for widening road, instruments and writings, executed and signed by the said Attorneys in any manner concerning sanction of the building plan in respect of the said premises and to appoint and arrange from time to time architects, engineers, contractors, supervisors and/or other person or persons on such terms as our said Attorneys shall deem fit and proper to do so and to discharge and/ or terminate his or their appointments.

8. To enter into Agreement for Sale in respect of the developer's allocation of the said premises or any part or portion thereof with any intending Purchaser or Purchasers on such terms as our said Attorneys in their absolute discretion shall deem fit and proper and/or to cancel and/or to modify and/or repudiate the same.
9. To receive from the intending Purchaser or Purchasers any money for the developer's allocation of the building that would be paid to our said Attorneys by them as consideration money or part thereof and to give and grant good, valid receipt to such person or persons for the purpose thereof.
10. To sign and execute all agreement for sale, deed of conveyance in favour of the intending Purchaser or Purchasers in respect of the developer's allocation of the building or any part or portion thereof receiving the consideration money and admit execution thereof on our behalf and present such agreements, deeds, papers writings and documents for registration before the appropriate Registering Officer or Authority having jurisdiction and to have them registered according to law and to do all other acts, deeds and things as may be required for the registration of those deeds and documents and obtain return of the registered documents from the registry office

(8)

which our said Attorneys shall consider necessary for transferring and/or conveying the said property or any part or portion thereof to the Purchaser or Purchasers.

11. And generally to do, execute and perform any other act or acts, deed or deeds, matter or thing whatsoever which in the opinion of our said Attorneys ought to be done, executed and performed in relation to the said property or affairs ancillary or incidental thereto as fully and effectually as we ourselves could have done the same if we were personally present.

AND we hereby agree and undertake to ratify and confirm all and whatsoever our said Attorneys under the power in that behalf hereinbefore contained shall lawfully do, execute or perform or cause to be done, executed or performed in exercise of the Power, Authorities and liberties hereby conferred upon, under and by virtue of this POWER OF ATTORNEY NOTWITHSTANDING no express power in that behalf is hereunder provided.

THE SCHEDULE ABOVE REFERRED TO :

ALL THAT piece and parcel of homestead land measuring 3 (three) Cottahs 1 (one) Chittak be the same a little more or less together with old two storied building standing thereon lying and situated at Mouza-Dhakuria, J. L. No. 18, in E.P. No. 218, S.P. No.110, in C.S.Plot No.1505(P), P. S. formerly Kasba at present Garfa, Sub Registration office at Sealdah, now within the local limits of The Kolkata Municipal Corporation under Ward No. 92, being known as **Municipal Premises No. 20X, K. P. Roy Lane, Kolkata-700 031**, (having mailing address 1/15, Sahid Nagar, Kolkata-700 031)(being Assessee No. 21-092-14-1128-5), in the District of South 24-Parganas, **Zone : (Other than on P.A.S Connector - Other than on P.A.S Connector)** which is butted and bounded in the manner following:-

On the North : By 14' feet wide Road ;
On the South : By S. P. No. 84 ;
On the East : By E.P. No. 211;
On the West : By E. P. No.214.



Thumb 1" finger Middle Finger Ring Finger Small Finger

left hand					
right hand					

Name

Signature *Biplab Baskhi*



Thumb 1" finger Middle Finger Ring Finger Small Finger

left hand					
right hand					

Name

Signature *Biplab Baskhi*



Thumb 1" finger Middle Finger Ring Finger Small Finger

left hand					
right hand					

Name

Signature *Jalpa Baskhi*

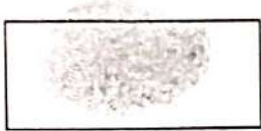


Thumb 1" finger Middle Finger Ring Finger Small Finger

left hand					
right hand					

Name

Signature *Jalpa Baskhi*



LEFT LITTLE FINGER



LEFT RING FINGER



LEFT MIDDLE FINGER



LEFT FORE FINGER



LEFT THUMB



RIGHT LITTLE FINGER



RIGHT RING FINGER



RIGHT MIDDLE FINGER



RIGHT FORE FINGER



RIGHT THUMB



LEFT LITTLE FINGER



LEFT RING FINGER



LEFT MIDDLE FINGER



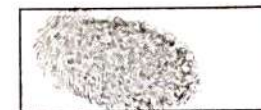
LEFT FORE FINGER



LEFT THUMB



RIGHT LITTLE FINGER



RIGHT RING FINGER



RIGHT MIDDLE FINGER



RIGHT FORE FINGER



RIGHT THUMB

FINGER PRINTS ATTESTED BY ME

Abhijit Kumar Das

SIGNATURE

FINGER PRINTS ATTESTED BY ME

Partha Sen.

SIGNATURE

IN WITNESS WHEREOF we have set and subscribe our respective hands hereunto this the ~~28th~~ day of February, 2022.

SIGNED AND DELIVERED BY THE
WITHIN NAMED EXECUTANTS AT
KOLKATA IN THE PRESENCE OF :-

WITNESSES :-

1. Kashi Nath Sen
5/13 Sahid Nagar
P.O - Dhakuria
KOLKATA - 700031

2. Pabia Bokshi
1/15 Sahid Nagar
Kat 31

1. Biplabi Bokshi

2. Bidhan Bokshi

3. Jahaz Bokshi

4. Sharmistha Datta

SIGNATURE OF THE EXECUTANTS

D. P. CONSTRUCTION

Subrata Karmakar
Partner

D. P. CONSTRUCTION

Partha Sen
Partner

DRAFTED BY :-

Subrata Karmakar

(SUBRATA KARMAKAR)
ADVOCATE
JUDGES' COURT, ALIPORE,
KOLKATA - 700 027
ENROLL NO.: WB/334/89

TYPED BY :

Sandeep Sen
(SANDEEIP SEN)
DHAKURIA, KOLKATA - 31

SIGNATURE OF THE CONSTITUTED

ATTORNEYS

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA



स्थायी लेखा संख्या कार्ड
Permanent Account Number Card

DJJPB3745L



नाम / Name
BIPLAB BAKSHI

पिता का नाम / Father's Name
BADAL BAKSHI

जन्म का तिथि / Date of Birth
05/10/1960

Biplab Bakshi
हस्ताक्षर / Signature



2017

आयकर विभाग

INCOME TAX DEPARTMENT

BIDHAN BAKSHI

BADAL BAKSHI

01/07/1964

Permanent Account Number

AVUPB9690C

Badal Bakshi
Signature



भारत सरकार

GOVT. OF INDIA



आयकर विभाग

INCOME TAX DEPARTMENT



भारत सरकार

GOVT. OF INDIA

JAHAR BAKSHI

BADAL BAKSHI

17/05/1964

Permanent Account Number

BENPB0411C

Jahar Bakshi

Signature



102906

आयकर विभाग
INCOME TAX DEPARTMENT
SHARMISTHA DATTA

RATAN DATTA

07/07/1987

भारत सरकार
GOVT OF INDIA

BGEFDE148J



इस कार्ड में ध्यान देने योग्य सूचनाएँ हैं।
आयकर विभाग के अधिकारियों को सूचना देना
होगा कि यह कार्ड किसी व्यक्ति के पास है।
यदि यह कार्ड किसी व्यक्ति के पास है तो
कृपया सूचना दें - 411 045

If this card is lost / someone's lost card is found,
please inform / return us
Income Tax PAN Services Unit, ICD,
3rd Floor, Supreme Chambers,
Near Bases Telephone Exchange,
Barrack, Pune - 411 045

Tel: 91 20 2721 8089, Fax: 91 20 2721 8081
e-mail: income@pan2001.147

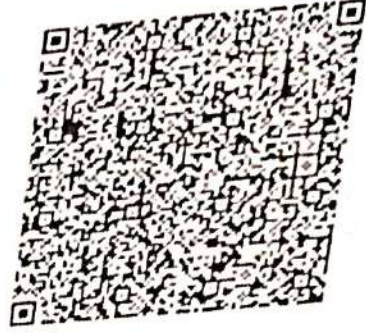
आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

स्थायी लेखा संख्या कार्ड
Permanent Account Number Card

AARFD9482A



नाम/ Name
D P CONSTRUCTION

17012021

निगमन / गठन की तारीख
Date of Incorporation / Formation
07/12/2020

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

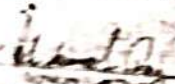
DEB KUMAR ROY

DILIP KUMAR ROY

28/11/1972

Permanent Account Number

BDZPR0725C


Signature



आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

PARTHA SEN
DILIP KUMAR SEN
14/07/1970

Permanent Account Number
AYCPS6087M


Signature





ELECTION COMMISSION OF INDIA

ভারতের নির্বাচন কমিশন

IDENTITY CARD

JTK2811900

পরিচয় পত্র



Elector's Name Mithun Chowdhury

নির্বাচকের নাম মিঠুন চৌধুরী

Father's Name Ananta Chowdhury

পিতার নাম অনন্ত চৌধুরী

Sex M

লিঙ্গ পুং

Age as on 1.1.2003 20

১.১.০৩ তারিখের বয়স ২০

Address:

North Madarat Purba Para, Madarat, Baraipur, South 24 Parganas 743610

ঠিকানা:

উত্তর মাদারাত পূর্বা পারা, মদারাত, বারাইপুর, দক্ষিণ ২৪ পরগণা ৭৪৩৬১০

Facsimile Signature
Electoral Registration Officer
নির্বাচন নিবন্ধন অফিসার

Assembly Constituency 104-Baraipur

নিবন্ধন এলাকা ১০৪-বারাইপুর

District: South 24 Parganas জেলা: দক্ষিণ ২৪ পরগণা

Date: 04.07.2003 তারিখ: ০৪.০৭.২০০৩

244/034

Mithun Chowdhury



आधार

ভারত সরকার

Unique Identification Authority of India

Government of India

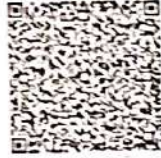
তদিকান্তস্থিত আই ডি / Enrollment No.: 1040/20697/16657

To
বিস্ব বক্শি
Biplab Bakshi
1/15 SAHID NAGAR
Dhakuria
Dhakuria
Circus Avenue Kolkata
West Bengal 700031

67737051



MN677370511FT



আপনার আধার সংখ্যা / Your Aadhaar No. :

8352 9814 9626

আধার - সাধারণ মানুষের অধিকার



ভারত সরকার

Government of India



বিস্ব বক্শি
Biplab Bakshi
পিতা : বাদল বক্শি
Father : BADAL BAKSHI
জন্মতারিখ / DOB : 05/10/1960
পুরুষ / Male

8352 9814 9626



আধার - সাধারণ মানুষের অধিকার



Government of India



AADHAAR

তথ্য

- আধার পরিচয়ের প্রমাণ, নাগরিকত্বের প্রমাণ নয়।
- পরিচয়ের প্রমাণ অনলাইন প্রমাণীকরণ দ্বারা লাভ করুন।

INFORMATION

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

- আধার সারা দেশে মান্য।
- আধার ভবিষ্যতে সরকারী ও বেসরকারী পরিষেবা প্রাপ্তির সহায়ক হবে।
- Aadhaar is valid throughout the country .
- Aadhaar will be helpful in availing Government and Non-Government services in future .



ঠিকানা:
1/15, শহীদ নগর, ঢাকুরিয়া,
ঢাকুরিয়া, কোলকাতা, পশ্চিম বঙ্গ,
700031

ভারত সরকার

Unique Identification Authority of India

Address:
1/15, SAHID NAGAR, Dhakuria,
Dhakuria, Kolkata, West Bengal,
700031

8352 9814 9626

1947
1800 300 1947

http://aadhaar.gov.in

www.uidai.gov.in



माते सकेर

ভারত সরকার

Government of India

তালিকাভুক্তির আই ডি/Enrollment No.: 1040/19516/39330

To
বিধান বক্শী
Bidhan Bakshi
1/15 SAHID NAGAR
DHAKURIA Dhakuria S.O
Dhakuria Kolkata
West Bengal 700031
9830723115

15726674



MN157266745DF



আপনার সংখ্যা/ Your No. :

3611 4050 5154

- সাধারণ মানুষের অধিকার



ভারত সরকার
GOVERNMENT OF INDIA



বিধান বক্শী
Bidhan Bakshi
পিতা : বাদল বক্শী
Father : BADAL BAKSHI
জন্ম সাল / Year of Birth : 1964
পুরুষ / Male

3611 4050 5154



সংখ্যা - সাধারণ মানুষের অধিকার



ভারতীয় বিশিষ্ট পরিচয় প্রাধিকরণ

ভারত সরকার
Unique Identification Authority of India
Government of India

আধিকারিক আই ডি/Enrollment No.: 1040/19516/39327

To
জহর বক্শী
Jahar Bakshi
1/15 SAHID NAGAR
DHAKURIA Dhakuria S O
Dhakuria Kolkata
West Bengal 700031

১৫৫৫৫৫



MN157271388DF



আপনার আধার সংখ্যা/ Your Aadhaar No. :

3250 8498 3567

আধার - সাধারণ মানুষের অধিকার

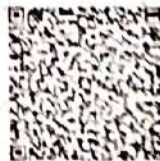


ভারত সরকার
GOVERNMENT OF INDIA



জহর বক্শী
Jahar Bakshi
পিতা : বাদাল বক্শী
Father : BADAL BAKSHI
রোজ্ম থাল / Year of Birth : 1964
পুরুষ / Male

3250 8498 3567



আধার - সাধারণ মানুষের অধিকার



ভারত সরকার
Government of India



শর্মিষ্ঠা দত্ত
Sharmistha Datta
পিতা : রতন দত্ত
Father : Ratan Datta
জন্মতারিখ / DOB : 07/07/1987
মহিলা / Female



5038 4998 9585

আমার আধার, আমার পরিচয়

Unique Identification Authority of India

ঠিকানা:
দিব্যেন্দু মান্না, সোনাতলা,
সোনাতলা, হাওড়া, পশ্চিম বঙ্গ,
711412

Address:
W/O, Dibyendu Manna, Sonatala,
Sonatala, Howrah, West Bengal,
711412

5038 4998 9585



1947



help@uidai.gov.in



www.uidai.gov.in



भारत सरकार
GOVERNMENT OF INDIA


দেব কুমার রায়
Deb Kumar Roy
পিতা : দিলীপ কুমার রায়
Father : DILIP KUMAR ROY
জন্ম বর্ষ / Year of Birth : 1972
পুরুষ / Male




2428 0404 8846


আখার - সাধারণ মানুষের অধিকার



ভারতীয় বিশিষ্ট পরিচয় প্রাধিকরণ
UNIQUE IDENTIFICATION AUTHORITY OF INDIA


ঠিকানা:
৭৪, এ বি রোড, হালতু, হালতু,
কলকাতা, পশ্চিমবঙ্গ, ৭০০০৭৪

Address:
74, A V ROAD HALTU
Haltu S.O, Haltu, Kolkata
West Bengal, 700078

 ১৯৭৭
1977

 help@uidai.gov.in

 www.uidai.gov.in

 P.O. Box No: 1447
1447



भारत सरकार
GOVERNMENT OF INDIA



নাম / Name
Dipak Sen
পিতা : দিলীপ কুমার সেন
Father : DILIP KUMAR SEN
জন্ম বর্ষ / Year of Birth : 1970
সঙ্গ / More



9222 4311 1927

आधार - সাধারণ মানুষের অধিকার



ভারতীয় বিশিষ্ট পরিচয় প্রাধিকরণ
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

ঠিকানা:
138, সাহিদ নগর, ডাকুরিয়া,
ডাকুরিয়া, কোকাতা, পশ্চিমবঙ্গ,
700031

Address:
138, SAHID NAGAR,
DHAKURIA, Dhakura S.O,
Dhakura, Kolkata, West
Bengal, 700031



138-139, 1347

www.uidai.gov.in

P.O. Box No. 1347
Bengaluru-560 017

Major Information of the Deed

Deed No :	I-1603-03052/2022	Date of Registration	02/03/2022
Query No / Year	1603-8000667767/2022	Office where deed is registered	
Query Date	02/03/2022 1:01:04 PM	1603-8000667767/2022	
Applicant Name, Address & Other Details	S KARMAKAR ALIPORE JUDGES COURT, Thana : Alipore, District : South 24-Parganas, WEST BENGAL, PIN - 700027, Mobile No. : 9331405190, Status :Advocate		
Transaction	Additional Transaction		
[0138] Sale, Development Power of Attorney after Registered Development Agreement			
Set Forth value	Market Value		
Rs. 12,00,000/-	Rs. 89,43,751/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 100/- (Article:48(g))	Rs. 39/- (Article:E, M(b).)		
Remarks	Development Power of Attorney after Registered Development Agreement of [Deed No/Year]:- 160303035/2022 Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :






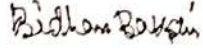


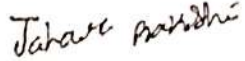
District: South 24-Parganas, P.S:- Kasba, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: K. P. Roy Lane, Road Zone : (Other than on P.A.S Connector – Other than on P.A.S Connector) , , Premises No: 20X, , Ward No: 092 Pin Code : 700031




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		3 Katha 1 Chatak	11,00,000/-	82,68,751/-	Width of Approach Road: 14 Ft., Adjacent to Metal Road, , Project Name :
Grand Total :					5.0531Dec	11,00,000 /-	82,68,751 /-	

Structure Details :






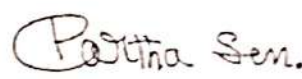
Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	1000 Sq Ft.	1,00,000/-	6,75,000/-	Structure Type: Structure
Gr. Floor, Area of floor : 500 Sq Ft.,Residential Use, Cemented Floor, Age of Structure: 5 Years, Roof Type: Pucca, Extent of Completion: Complete					
Floor No: 1, Area of floor : 500 Sq Ft.,Residential Use, Cemented Floor, Age of Structure: 5 Years, Roof Type: Pucca, Extent of Completion: Complete					
Total :		1000 sq ft	1,00,000 /-	6,75,000 /-	

Name, Address, Photo, Finger print and Signature

No	Name	Photo	Finger Print	Signature
1	Shri BIPLAB BAKSHI (Presentant) Son of Late BADAL BAKSHI Executed by: Self, Date of Execution: 02/03/2022 , Admitted by: Self, Date of Admission: 02/03/2022 ,Place : Office	 02/03/2022	 LTI 02/03/2022	 02/03/2022
1/15, SAHID NAGAR, City:- Not Specified, P.O:- DHAKURIA, P.S:-Kasba, District:-South 24-Parganas, West Bengal, India, PIN:- 700031 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: DJxxxxxx5L, Aadhaar No: 83xxxxxxxx9626, Status :Individual, Executed by: Self, Date of Execution: 02/03/2022 , Admitted by: Self, Date of Admission: 02/03/2022 ,Place : Office				
2	Shri BIDHAN BAKSHI Son of Late BADAL BAKSHI Executed by: Self, Date of Execution: 02/03/2022 , Admitted by: Self, Date of Admission: 02/03/2022 ,Place : Office	 02/03/2022	 LTI 02/03/2022	 02/03/2022
1/15, SAHID NAGAR, City:- Not Specified, P.O:- DHAKURIA, P.S:-Kasba, District:-South 24-Parganas, West Bengal, India, PIN:- 700031 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: AVxxxxxx0C, Aadhaar No: 36xxxxxxxx5154, Status :Individual, Executed by: Self, Date of Execution: 02/03/2022 , Admitted by: Self, Date of Admission: 02/03/2022 ,Place : Office				
3	Shri JAHAR BAKSHI Son of Late BADAL BAKSHI Executed by: Self, Date of Execution: 02/03/2022 , Admitted by: Self, Date of Admission: 02/03/2022 ,Place : Office	 02/03/2022	 LTI 02/03/2022	 02/03/2022
1/15, SAHID NAGAR, City:- Not Specified, P.O:- DHAKURIA, P.S:-Kasba, District:-South 24-Parganas, West Bengal, India, PIN:- 700031 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: BExxxxxx1C, Aadhaar No: 32xxxxxxxx3567, Status :Individual, Executed by: Self, Date of Execution: 02/03/2022 , Admitted by: Self, Date of Admission: 02/03/2022 ,Place : Office				







Name	Photo	Finger Print	Signature
Smt SHARMISTHA DATTA Daughter of Shri RATAN KUMAR DATTA Executed by: Self, Date of Execution: 02/03/2022 , Admitted by: Self, Date of Admission: 02/03/2022 ,Place : Office			
02/03/2022	LTI 02/03/2022	02/03/2022	
SONATALA, City:- Howrah, P.O:- SONATALA, P.S:-UDAY NARAYAN PUR, District:-Howrah, West Bengal, India, PIN:- 711412 Sex: Female, By Caste: Hindu, Occupation: Service, Citizen of: India, PAN No.:: BGxxxxxx8J, Aadhaar No: 50xxxxxxxx9585, Status :Individual, Executed by: Self, Date of Execution: 02/03/2022 , Admitted by: Self, Date of Admission: 02/03/2022 ,Place : Office			
5	D P CONSTRUCTION 20/2C, K.P. ROY LANE, City:- Not Specified, P.O:- DHAKURIA, P.S:-Kasba, District:-South 24-Parganas, West Bengal, India, PIN:- 700031 , PAN No.:: AAxxxxxx2A,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	Name	Photo	Finger Print	Signature
	Shri DEB KUMAR ROY Son of Late DILIP KUMAR ROY Executed by: Self, Date of Execution: 02/03/2022 , Admitted by: Self, Date of Admission: 02/03/2022 ,Place : Office			
	02/03/2022	LTI 02/03/2022	02/03/2022	
Son of Late DILIP KUMAR ROY 74, ARYA VIDYALAYA ROAD, City:- Not Specified, 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.:: BDxxxxxx5C, Aadhaar No: 24xxxxxxxx8846, Status :Individual, Executed by: Self, Date of Execution: 02/03/2022 , Admitted by: Self, Date of Admission: 02/03/2022 ,Place : Office				
2	Name	Photo	Finger Print	Signature
	Shri PARTHA SEN Son of Late DILIP KUMAR SEN Executed by: Self, Date of Execution: 02/03/2022 , Admitted by: Self, Date of Admission: 02/03/2022 ,Place : Office			
	02/03/2022	LTI 02/03/2022	02/03/2022	
Son of Late DILIP KUMAR SEN 1/38, SAHID NAGAR, City:- Not Specified, P.O:- DHAKURIA, P.S:-Kasba, District:-South 24-Parganas, West Bengal, India, PIN:- 700031 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: AYxxxxxx7M,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 02/03/2022 , Admitted by: Self, Date of Admission: 02/03/2022 ,Place : Office				

Representative Details :

Name, Address, Photo, Finger print and Signature

1	Name	Photo	Finger Print	Signature
	Shri DEB KUMAR ROY Son of Late DILIP KUMAR ROY Date of Execution - 02/03/2022, , Admitted by: Self, Date of Admission: 02/03/2022, Place of Admission of Execution: Office	 Mar 2 2022 2:10PM	 LTI 02/03/2022	 02/03/2022
74, ARYA VIDYALAYA ROAD, City:- Not Specified, 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.:: BDxxxxxx5C, Aadhaar No Not Provided by UIDAI Status : Representative, Representative of : D P CONSTRUCTION (as DEVELOPER)				
2	Name	Photo	Finger Print	Signature
	Shri PARTHA SEN Son of Late DILIP KUMAR SEN Date of Execution - 02/03/2022, , Admitted by: Self, Date of Admission: 02/03/2022, Place of Admission of Execution: Office	 Mar 2 2022 2:13PM	 LTI 02/03/2022	 02/03/2022
1/38, SAHID NAGAR, City:- Not Specified, P.O:- DHAKURIA, P.S:-Kasba, District:-South 24-Parganas, West Bengal, India, PIN:- 700031, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AYxxxxxx7M, Aadhaar No: 92xxxxxxxx1927 Status : Representative, Representative of : D P CONSTRUCTION (as DEVELOPER)				

Identifier Details :

Name	Photo	Finger Print	Signature
Mr MITHUN CHOWDHURY Son of Mr A K CHOWDHURY MADARAT PURBAPARA, City:- Not Specified, P.O:- MADARAT, P.S:- Baruipur, District:-South 24-Parganas, West Bengal, India, PIN:- 743610	 02/03/2022	 02/03/2022	 02/03/2022
Identifier Of Shri BIPLAB BAKSHI, Shri BIDHAN BAKSHI, Shri JAHAR BAKSHI, Smt SHARMISTHA DATTA, Shri DEB KUMAR ROY, Shri PARTHA SEN, Shri DEB KUMAR ROY, Shri PARTHA SEN			

Transfer of property for L1

	From	To. with area (Name-Area)
1	Shri BIPLAB BAKSHI	Shri DEB KUMAR ROY-0.505313 Dec, Shri PARTHA SEN-0.505313 Dec
2	Shri BIDHAN BAKSHI	Shri DEB KUMAR ROY-0.505313 Dec, Shri PARTHA SEN-0.505313 Dec
3	Shri JAHAR BAKSHI	Shri DEB KUMAR ROY-0.505313 Dec, Shri PARTHA SEN-0.505313 Dec
4	Smt SHARMISTHA DATTA	Shri DEB KUMAR ROY-0.505313 Dec, Shri PARTHA SEN-0.505313 Dec
5	D P CONSTRUCTION	Shri DEB KUMAR ROY-0.505313 Dec, Shri PARTHA SEN-0.505313 Dec

Transfer of property for S1

Sl.No	From	To. with area (Name-Area)
1	Shri BIPLAB BAKSHI	Shri DEB KUMAR ROY-100.00000000 Sq Ft, Shri PARTHA SEN-100.00000000 Sq Ft
2	Shri BIDHAN BAKSHI	Shri DEB KUMAR ROY-100.00000000 Sq Ft, Shri PARTHA SEN-100.00000000 Sq Ft
3	Shri JAHAR BAKSHI	Shri DEB KUMAR ROY-100.00000000 Sq Ft, Shri PARTHA SEN-100.00000000 Sq Ft
4	Smt SHARMISTHA DATTA	Shri DEB KUMAR ROY-100.00000000 Sq Ft, Shri PARTHA SEN-100.00000000 Sq Ft
5	D P CONSTRUCTION	Shri DEB KUMAR ROY-100.00000000 Sq Ft, Shri PARTHA SEN-100.00000000 Sq Ft

02-03-2022

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 13:29 hrs on 02-03-2022, at the Office of the D.S.R. - III SOUTH 24-PARGANAS by Shri BIPLAB BAKSHI , one of the Executants.

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 89,43,751/-

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

Execution is admitted on 02/03/2022 by 1. Shri BIPLAB BAKSHI, Son of Late BADAL BAKSHI, 1/15, SAHID NAGAR, P.O: DHAKURIA, Thana: Kasba, , South 24-Parganas, WEST BENGAL, India, PIN - 700031, by caste Hindu, by Profession Business, 2. Shri BIDHAN BAKSHI, Son of Late BADAL BAKSHI, 1/15, SAHID NAGAR, P.O: DHAKURIA, Thana: Kasba, , South 24-Parganas, WEST BENGAL, India, PIN - 700031, by caste Hindu, by Profession Business, 3. Shri JAHAR BAKSHI, Son of Late BADAL BAKSHI, 1/15, SAHID NAGAR, P.O: DHAKURIA, Thana: Kasba, , South 24-Parganas, WEST BENGAL, India, PIN - 700031, by caste Hindu, by Profession Business, 4. Smt SHARMISTHA DATTA, Daughter of Shri RATAN KUMAR DATTA, SONATALA, P.O: SONATALA, Thana: UDAY NARAYAN PUR, , City/Town: HOWRAH, Howrah, WEST BENGAL, India, PIN - 711412, by caste Hindu, by Profession Service, 5. Shri DEB KUMAR ROY, Son of Late DILIP KUMAR ROY, 74, ARYA VIDYALAYA ROAD, P.O: HALTU, Thana: Kasba, , South 24-Parganas, WEST BENGAL, India, PIN - 700078, by caste Hindu, by Profession Business, 6. Shri PARTHA SEN, Son of Late DILIP KUMAR SEN, 1/38, SAHID NAGAR, P.O: DHAKURIA, Thana: Kasba, , South 24-Parganas, WEST BENGAL, India, PIN - 700031, by caste Hindu, by Profession Business

Indetified by Mr MITHUN CHOWDHURY, , Son of Mr A K CHOWDHURY, MADARAT PURBAPARA, P.O: MADARAT, Thana: Baruipur, , South 24-Parganas, WEST BENGAL, India, PIN - 743610, by caste Hindu, by profession Others

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

Execution is admitted on 02-03-2022 by Shri DEB KUMAR ROY, DEVELOPER, D P CONSTRUCTION, 20/2C, K.P. ROY LANE, City:- Not Specified, P.O:- DHAKURIA, P.S:-Kasba, District:-South 24-Parganas, West Bengal, India, PIN:- 700031

Indetified by Mr MITHUN CHOWDHURY, , Son of Mr A K CHOWDHURY, MADARAT PURBAPARA, P.O: MADARAT, Thana: Baruipur, , South 24-Parganas, WEST BENGAL, India, PIN - 743610, by caste Hindu, by profession Others

Execution is admitted on 02-03-2022 by Shri PARTHA SEN, DEVELOPER, D P CONSTRUCTION, 20/2C, K.P. ROY LANE, City:- Not Specified, P.O:- DHAKURIA, P.S:-Kasba, District:-South 24-Parganas, West Bengal, India, PIN:- 700031

Indetified by Mr MITHUN CHOWDHURY, , Son of Mr A K CHOWDHURY, MADARAT PURBAPARA, P.O: MADARAT, Thana: Baruipur, , South 24-Parganas, WEST BENGAL, India, PIN - 743610, by caste Hindu, by profession Others

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 39/- (E = Rs 7/- ,H = Rs 28/- ,M(b) = Rs 4/-) and Registration Fees paid by Cash Rs 39/-

ent of Stamp Duty

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

Stamp: Type: Impressed, Serial no 701494, Amount: Rs.100/-, Date of Purchase: 21/02/2022, Vendor name: S Das



Debasish Dhar
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - III SOUTH 24-
PARGANAS
South 24-Parganas, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1603-2022, Page from 103104 to 103137

being No 160303052 for the year 2022.



Dhar

Digitally signed by DEBASISH DHAR
Date: 2022.03.02 16:27:16 +05:30
Reason: Digital Signing of Deed.

(Debasish Dhar) 2022/03/02 04:27:16 PM
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - III SOUTH 24-PARGANAS
West Bengal.

(This document is digitally signed.)