

3784/W

D. 3812/2022



पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

AG 721735

Certified that the document is admitted to registration. The Signature sheet and the endorsement sheets attached with this document are the part of this document.

Addl. District Sub-Registrar
Behala, South 24 Parganas

14 MAR 2022

GENERAL POWER OF ATTORNEY FOR DEVELOPMENT OF LAND AND/OR CONSTRUCTION OF BUILDING

TO WHOM THESE PRESENTS SHALL COME, we, (1) **SRI BAIDYA NATH DAS**, (PAN- AORPD6764R, Aadhaar No. 8960 2379 5159) son of Late Barindra Chandra Das, by Nationality Indian, by faith Hindu, by occupation —Retired, residing at 217, Dr. A,K,Paul Road, P.S. Behala now Parnasree, P.O. Behala, Kolkata-700034, District: South 24- Parganas, (2) **SRI TARAK NATH**

12.40
14/3/22
2000824563

10 MAR 2022

Q. No. 198 Date Rs. 100/-

Name A. Saha
ADVOCATE
Alipore Judges' Court
Kolkata- 700.027

Signature
SWARUP CHANDRA
Alipore Judges' Court, Kol-27

10 MAR 2022



A.D.S.R Behala
14 MAR 2022
Dist.- South 24 Pgs.

Name → Jayabrata Das.
s/o - Baidyanath Das.
- 217, Dr. A.K Pal Road,
Behala, P.O. Behala.
PS - Panna Shree.
Kol - 700034.
Occupation - Service.

Major Information of the Deed

Deed No :	I-1607-03812/2022	Date of Registration	14/03/2022
Query No / Year	1607-8000824563/2022	Office where deed is registered	
Query Date	14/03/2022 12:30:07 PM	A.D.S.R. BEHALA, District: South 24-Parganas	
Applicant Name, Address & Other Details	ANIRBAN SAHA ALIPORE JUDGES COURT, Thana : Alipore, District : South 24-Parganas, WEST BENGAL, PIN - 700027, Mobile No. : 7003103643, 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		
Stampduty Paid(SD)	Rs. 67,51,663/-		
Rs. 100/- (Article:48(g))	Registration Fee Paid		
Remarks	Rs. 21/- (Article:E, E)		
	Development Power of Attorney after Registered Development Agreement of [Deed No/Year]:- 160703792/2022 Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :



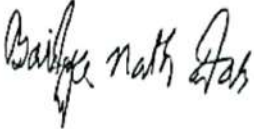


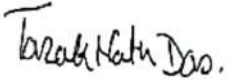



District: South 24-Parganas, P.S:- Behala, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Dr. Akshay Paul Road, Road Zone : (D H Road -- Fakirpara Road more) , , Premises No: 132, , Ward No: 128 Pin Code : 700034




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	5 Katha 4 Chatak 33 Sq Ft		67,24,663/-	Width of Approach Road: 12 Ft., Adjacent to Metal Road, , Project Name :
Grand Total :				8.7381Dec	0/-	67,24,663 /-	

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	100 Sq Ft.	0/-	27,000/-	Structure Type: Structure
Gr. Floor, Area of floor : 100 Sq Ft.,Residential Use, Cemented Floor, Age of Structure: 5 Years, Roof Type: Tiles Shed, Extent of Completion: Complete					
Total :		100 sq ft	0/-	27,000 /-	

Principal Details :












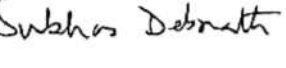


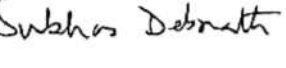


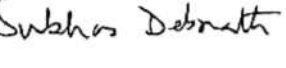
Sl No	Name,Address,Photo,Finger print and Signature			
1	Name Mr Baidya Nath Das (Presentant) Son of Late Barindra Chandra Das Executed by: Self, Date of Execution: 14/03/2022 , Admitted by: Self, Date of Admission: 14/03/2022 ,Place : Office	Photo  14/03/2022	Finger Print  LTI 14/03/2022	Signature  14/03/2022
217, Dr. A.K. Paul Road, City:- , P.O:- Behala, P.S:-Behala, District:-South 24-Parganas, West Bengal, India, PIN:- 700034 Sex: Male, By Caste: Hindu, Occupation: Retired Person, Citizen of: India, PAN No.:: AOxxxxxx4R,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 14/03/2022 , Admitted by: Self, Date of Admission: 14/03/2022 ,Place : Office				
2	Name Mr Tarak Nath Das Son of Late Barindra Chandra Das Executed by: Self, Date of Execution: 14/03/2022 , Admitted by: Self, Date of Admission: 14/03/2022 ,Place : Office	Photo  14/03/2022	Finger Print  LTI 14/03/2022	Signature  14/03/2022
217, Dr. A.K. Paul Road, City:- , P.O:- Behala, P.S:-Behala, District:-South 24-Parganas, West Bengal, India, PIN:- 700034 Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, PAN No.:: CCxxxxxx3J,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 14/03/2022 , Admitted by: Self, Date of Admission: 14/03/2022 ,Place : Office				
3	Name Mr Shambhu Nath Das Son of Late Barindra Chandra Das Executed by: Self, Date of Execution: 14/03/2022 , Admitted by: Self, Date of Admission: 14/03/2022 ,Place : Office	Photo  14/03/2022	Finger Print  LTI 14/03/2022	Signature  14/03/2022
217, Dr. A.K. Paul Road, City:- , P.O:- Behala, P.S:-Behala, District:-South 24-Parganas, West Bengal, India, PIN:- 700034 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: BRxxxxxx7H,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 14/03/2022 , Admitted by: Self, Date of Admission: 14/03/2022 ,Place : Office				

Name	Photo	Finger Print	Signature
Mrs Sephali Das Daughter of Late Barindra Chandra Das Executed by: Self, Date of Execution: 14/03/2022 , Admitted by: Self, Date of Admission: 14/03/2022 ,Place : Office	 14/03/2022	 LTI 14/03/2022	 14/03/2022
19, Bidhan Colony, East Sithi, South Dumdum, City:- , P.O:- Nabawgunga, P.S:-Noapara, District:- North 24-Parganas, West Bengal, India, PIN:- 700030 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: BSxxxxxx6B,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 14/03/2022 , Admitted by: Self, Date of Admission: 14/03/2022 ,Place : Office			

Attorney Details :



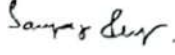
Sl No	Name,Address,Photo,Finger print and Signature
1	BDR ENTERPRISE 12/2A, Thakurtala Road, City:- , P.O:- Barisha, P.S:-Thakurpukur, District:-South 24-Parganas, West Bengal, India, PIN:- 700008 , PAN No.:: AAxxxxxx7C,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

Representative Details :



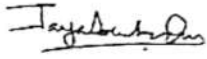
Sl No	Name,Address,Photo,Finger print and Signature								
1	<table border="1"> <thead> <tr> <th>Name</th> <th>Photo</th> <th>Finger Print</th> <th>Signature</th> </tr> </thead> <tbody> <tr> <td> Mr Samir Kumar Baral Son of Sudhir Ranjan Baral Date of Execution - 14/03/2022, , Admitted by: Self, Date of Admission: 14/03/2022, Place of Admission of Execution: Office </td> <td>  Mar 14 2022 12:57PM </td> <td>  LTI 14/03/2022 </td> <td>  14/03/2022 </td> </tr> </tbody> </table>	Name	Photo	Finger Print	Signature	Mr Samir Kumar Baral Son of Sudhir Ranjan Baral Date of Execution - 14/03/2022, , Admitted by: Self, Date of Admission: 14/03/2022, Place of Admission of Execution: Office	 Mar 14 2022 12:57PM	 LTI 14/03/2022	 14/03/2022
Name	Photo	Finger Print	Signature						
Mr Samir Kumar Baral Son of Sudhir Ranjan Baral Date of Execution - 14/03/2022, , Admitted by: Self, Date of Admission: 14/03/2022, Place of Admission of Execution: Office	 Mar 14 2022 12:57PM	 LTI 14/03/2022	 14/03/2022						
28/B, B.B. Sengupta Road, City:- , P.O:- Behala, P.S:-Behala, District:-South 24-Parganas, West Bengal, India, PIN:- 700034, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AFxxxxxx2Q,Aadhaar No Not Provided by UIDAI Status : Representative, Representative of : BDR ENTERPRISE (as Partner)									
2	<table border="1"> <thead> <tr> <th>Name</th> <th>Photo</th> <th>Finger Print</th> <th>Signature</th> </tr> </thead> <tbody> <tr> <td> Mr Subhas Debnath Son of Jogesh Chandra Debnath Date of Execution - 14/03/2022, , Admitted by: Self, Date of Admission: 14/03/2022, Place of Admission of Execution: Office </td> <td>  Mar 14 2022 12:57PM </td> <td>  LTI 14/03/2022 </td> <td>  14/03/2022 </td> </tr> </tbody> </table>	Name	Photo	Finger Print	Signature	Mr Subhas Debnath Son of Jogesh Chandra Debnath Date of Execution - 14/03/2022, , Admitted by: Self, Date of Admission: 14/03/2022, Place of Admission of Execution: Office	 Mar 14 2022 12:57PM	 LTI 14/03/2022	 14/03/2022
Name	Photo	Finger Print	Signature						
Mr Subhas Debnath Son of Jogesh Chandra Debnath Date of Execution - 14/03/2022, , Admitted by: Self, Date of Admission: 14/03/2022, Place of Admission of Execution: Office	 Mar 14 2022 12:57PM	 LTI 14/03/2022	 14/03/2022						

16/03.

583/N, Dr. A.K. Paul Road, City:- , P.O:- Behala, P.S:-Behala, District:-South 24-Parganas, West Bengal, India, PIN:- 700034, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AExxxxxx6A,Aadhaar No Not Provided by UIDAI Status : Representative, Representative of : BDR ENTERPRISE (as Partner)

3	Name	Photo	Finger Print	Signature
	Mr Sanjoy Roy Son of Gopal Chandra Roy Date of Execution - 14/03/2022, , Admitted by: Self, Date of Admission: 14/03/2022, Place of Admission of Execution: Office			
		Mar 14 2022 12:58PM	LTI 14/03/2022	14/03/2022
12/2A, Thakurtala Road, Purba Barisha, City:- , P.O:- Barisha, P.S:-Thakurpukur, District:-South 24-Parganas, West Bengal, India, PIN:- 700008, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: ANxxxxxx2M,Aadhaar No Not Provided by UIDAI Status : Representative, Representative of : BDR ENTERPRISE (as Partner)				

Identifier Details :

Name	Photo	Finger Print	Signature
JAYABRATA DAS Son of BAIDYANATH DAS 217, DR. A. K. PAUL ROAD, City:- , P.O:- BEHALA, P.S:-Behala, District:-South 24- Parganas, West Bengal, India, PIN:- 700034			
	14/03/2022	14/03/2022	14/03/2022
Identifier Of Mr Baidya Nath Das, Mr Tarak Nath Das, Mr Shambhu Nath Das, Mrs Sephali Das, Mr Samir Kumar Baral, Mr Subhas Debnath, Mr Sanjoy Roy			

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Mr Baidya Nath Das	BDR ENTERPRISE-2.18453 Dec
2	Mr Tarak Nath Das	BDR ENTERPRISE-2.18453 Dec
3	Mr Shambhu Nath Das	BDR ENTERPRISE-2.18453 Dec
4	Mrs Sephali Das	BDR ENTERPRISE-2.18453 Dec

Transfer of property for S1

Sl.No	From	To. with area (Name-Area)
1	Mr Baidya Nath Das	BDR ENTERPRISE-25.00000000 Sq Ft
2	Mr Tarak Nath Das	BDR ENTERPRISE-25.00000000 Sq Ft
3	Mr Shambhu Nath Das	BDR ENTERPRISE-25.00000000 Sq Ft
4	Mrs Sephali Das	BDR ENTERPRISE-25.00000000 Sq Ft

On 14-03-2022

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 12:40 hrs on 14-03-2022, at the Office of the A.D.S.R. BEHALA by Mr Baidya Nath Das , 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 67,51,663/-

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

Execution is admitted on 14/03/2022 by 1. Mr Baidya Nath Das, Son of Late Barindra Chandra Das, 217, Dr. A.K. Paul Road, P.O: Behala, Thana: Behala, , South 24-Parganas, WEST BENGAL, India, PIN - 700034, by caste Hindu, by Profession Retired Person, 2. Mr Tarak Nath Das, Son of Late Barindra Chandra Das, 217, Dr. A.K. Paul Road, P.O: Behala, Thana: Behala, , South 24-Parganas, WEST BENGAL, India, PIN - 700034, by caste Hindu, by Profession Service, 3. Mr Shambhu Nath Das, Son of Late Barindra Chandra Das, 217, Dr. A.K. Paul Road, P.O: Behala, Thana: Behala, , South 24-Parganas, WEST BENGAL, India, PIN - 700034, by caste Hindu, by Profession Business, 4. Mrs Seshali Das, Daughter of Late Barindra Chandra Das, 19, Bidhan Colony, East Sithi, South Dumdum, P.O: Nabawgunga, Thana: Noapara, , North 24-Parganas, WEST BENGAL, India, PIN - 700030, by caste Hindu, by Profession House wife

Identified by JAYABRATA DAS, , Son of BAIDYANATH DAS, 217, DR. A. K. PAUL ROAD, P.O: BEHALA, Thana: Behala, , South 24-Parganas, WEST BENGAL, India, PIN - 700034, by caste Hindu, by profession Service

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

Execution is admitted on 14-03-2022 by Mr Samir Kumar Baral, Partner, BDR ENTERPRISE, 12/2A, Thakurtala Road, City:- , P.O:- Barisha, P.S:-Thakurpukur, District:-South 24-Parganas, West Bengal, India, PIN:- 700008

Identified by JAYABRATA DAS, , Son of BAIDYANATH DAS, 217, DR. A. K. PAUL ROAD, P.O: BEHALA, Thana: Behala, , South 24-Parganas, WEST BENGAL, India, PIN - 700034, by caste Hindu, by profession Service

Execution is admitted on 14-03-2022 by Mr Subhas Debnath, Partner, BDR ENTERPRISE, 12/2A, Thakurtala Road, City:- , P.O:- Barisha, P.S:-Thakurpukur, District:-South 24-Parganas, West Bengal, India, PIN:- 700008

Identified by JAYABRATA DAS, , Son of BAIDYANATH DAS, 217, DR. A. K. PAUL ROAD, P.O: BEHALA, Thana: Behala, , South 24-Parganas, WEST BENGAL, India, PIN - 700034, by caste Hindu, by profession Service

Execution is admitted on 14-03-2022 by Mr Sanjoy Roy, Partner, BDR ENTERPRISE, 12/2A, Thakurtala Road, City:- , P.O:- Barisha, P.S:-Thakurpukur, District:-South 24-Parganas, West Bengal, India, PIN:- 700008

Identified by JAYABRATA DAS, , Son of BAIDYANATH DAS, 217, DR. A. K. PAUL ROAD, P.O: BEHALA, Thana: Behala, , South 24-Parganas, WEST BENGAL, India, PIN - 700034, 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 721735, Amount: Rs.100/-, Date of Purchase: 10/03/2022, Vendor name: SWARUP CHANDRA



Sandip Biswas
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. BEHALA
South 24-Parganas, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1607-2022, Page from 141054 to 141097
being No 160703812 for the year 2022.



Sandip

Digitally signed by SANDIP BISWAS
Date: 2022.03.16 15:54:58 +05:30
Reason: Digital Signing of Deed.

(Sandip Biswas) 2022/03/16 03:54:58 PM
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. BEHALA
West Bengal.

(This document is digitally signed.)

DAS, (PAN- CCLPD8753J, Aadhaar No. 9578 5926 0249) son of Late Barindra Chandra Das, by Nationality Indian, by faith-Hindu, by occupation —Service, residing at 217, Dr. A,K,Paul Road, P.S. Behala now Parnasree, P.O. Behala, Kolkata-700034, District: South 24-Parganas, (3) **SRI SHAMBHU NATH DAS**, (PAN- BRMPD9747H, Aadhaar No. 9494 3826 0610) son of Late Barindra Chandra. Das, by Nationality Indian, by faith Hindu, by occupation —Business, residing at 217, Dr. A,K,Paul Road, P.S. Behala now Parnasree, P.O. Behala, Kolkata700034, District: South 24-Parganas, (4) **SMT. SEPHALI DAS**, (PAN- BSPPD2296B, Aadhaar No. 8044 6918 3048) daughter of Late Barindra Chandra Das, by Nationality Indian, by faith Hindu, by occupation: Housewife, residing at 19 Bidhan Colony, East Sithi, South Dum Dum, Ghughudanga, P.O.- Nabawgunge, P.S.-Noapara, Pin- 700030, District: North 24-Parganas, hereinafter called and referred to as the **"PRINCIPALS/EXECUTANTS/OWNERS"** :

WHEREAS we, the Executants being the joint Owners herein of ALL THAT piece and parcel of undivided Bastu land measuring an area of about 05 (Five) Cottahs 04 (Four) Chittacks 33 (Thirty Three) sq. ft. more or less together with 100 RTS structure standing thereon along with all easement rights and common facilities in the thereof lying and situate in Monza- Gangarampur, Pargana: Magura, J.L.No. 5 under Collectorate Touzi No. 9, R.S. No. 188, appertaining to R.S. Khatian No. 108 comprised in R.S. Dag No.42, being the Kolkata Municipal Premises No. 132, Dr. A.K.Paul Road, P.S. Behala now Parnasree, Kolkata-700034 and mailing address 217, Dr. A.K.Paul Road , P.S. Bebala now Parnasree, Kolkata-700034 together with all easements rights and facilities of the said building/premises within the limits of the Kolkata Municipal Corporation, Ward No.128, District- South 24 Parganas, A..D.S.R. Office at Behala morefully mentioned in the First Schedule here to appoint, nominate and constitute (1) **SRI SAMIR KUMAR BARAL**, (PAN- AFVPB1952Q, Aadhaar No. 4961 7336 3378), son of Sudhir Ranjan Baral, by Nationality - Indian, by Faith - Hindu , by

Occupation - Business, residing at 28/B B.B.Sengupta Road, P.O. Behala, P.S. Behala, Kolkata - 700034; (2) SRI SUBHAS DEBNATH, (PAN- AEXPD2856A, Aadhaar No. 4556 0017 2378), son of Jogesh Chandra Debnath, by Nationality - Indian, by Faith - Hindu , by Occupation - Business, residing at 583/N Dr A.K.Pal Road, P.O. Behala, P.S. Behala, Kolkata - 700034; (3) SRI SANJOY ROY, (PAN- ANCP6732M, Aadhaar No. 2747 5607 7839), son of Gopal Chandra Roy, by Nationality - Indian, by Faith - Hindu , by Occupation - Business, residing at 12/2A, Thakurtala Road, Purba Barisha, P.O. Barisha, P.S. Haridevpur, Kolkata - 700008, who are the partners of M/S BDR ENTERPRISE (PAN NO: AASFB8057C) a Partnership Firm having its office at 12/2A, Thakurtala Road, Barisha, Police Station- Haridevpur, Kolkata- 700008 to do all acts, deeds, powers, matters, things and authorities in anyway relating to the said property as mentioned in the First Schedule hereto as our true and lawful 'ATTORNEYS'.

NOW KNOW ALL MEN BY THESE PRESENTS We, the executants above named, do hereby nominate and constitute and appoint the said (1) SRI SAMIR KUMAR BARAL, (PAN- AFVPB1952Q, Aadhaar No. 4961 7336 3378), son of Sudhir Ranjan Baral, by Nationality - Indian, by Faith - Hindu , by Occupation - Business, residing at 28/B B.B.Sengupta Road, P.O. Behala, P.S. Behala, Kolkata - 700034; (2) SRI SUBHAS DEBNATH, (PAN- AEXPD2856A, Aadhaar No. 4556 0017 2378), son of Jogesh Chandra Debnath, by Nationality - Indian, by Faith - Hindu , by Occupation - Business, residing at 583/N Dr A.K.Pal Road, P.O. Behala, P.S. Behala, Kolkata - 700034; (3) SRI SANJOY ROY, (PAN- ANCP6732M, Aadhaar No. 2747 5607 7839), son of Gopal Chandra Roy, by Nationality - Indian, by Faith - Hindu , by Occupation - Business,

residing at 12/2A, Thakurtala Road, Purba Barisha, P.O. Barisha, P.S. Haridevpur, Kolkata - 700008 as our true and lawful Attorneys for ourselves, in our name and on our behalf to do, exercise, carry out, execute and perform all the acts, deeds, things, powers, matters and authorities in anyway relating to the SAID PREMISES pertaining to the matters as contained hereinafter, that is to say:-

1. To look after work, manage, control and supervise the affairs of our said property referred to in the Schedule hereunder written on our behalf in conformity with one Development agreement as aforesaid.
2. To apply before the Government, Semi Government authorities and Kolkata Municipal Corporation, Concern B.L. & L.R. Office/Sd. L & L.R. Office/D.L. & L.R. Office and any other Authorities for mutation of our names in their records in respect of the SAID PREMISES and to pay all necessary taxes and charges for the same on behalf of myself, which will be actually borne by us.
3. To appoint plan maker or Architect, to prepare a Building plan and/or Building plans for construction of building on our said property and to sign on our behalf in the said plan or plans and all drawings sketches, maps and other relevant documents, declarations and deed of Gift/s, if any, in favour of The Kolkata Municipal Corporation as would be necessary for such sanction and to submit the same before The Kolkata Municipal Corporation for sanction, to deposit sanction fee and other fee for plan and for alteration, amendment and/or modification thereof and/or to re-submit the same before the competent authorities of The Kolkata Municipal Corporation for sanction in our names and on our behalf and to collect and receive such Building plan or Building plans after sanction from The Kolkata Municipal Corporation.
4. To supervise the construction of the building at Kolkata Municipal Premises No. 132, Dr. A.K.Paul Road, P.S. Behala now Parnasree,

Kolkata-700034 and mailing address 217, Dr. A.K.Paul Road , P.S. Bebala now Parnasree, Kolkata-700034; morefully and particularly described in the Schedule hereunder written.

5. To draw plan, design, work, manage, control and supervise the construction of the building at the aforesaid premises according to the building plan to be sanctioned by The Kolkata Municipal Corporation and for that matter bring, purchase and procure all sorts of building materials, electrical and sanitary fittings and fixtures and to engage plan makers, designers, architects, engineers, artisans and masons and workmen for the said purpose.
6. To appear for and on our behalf before the appropriate authorities of The Kolkata Municipal Corporation, Calcutta Improvement Trust, Calcutta Metropolitan Development Authority, the C.E.S.C. Ltd. and any local and/or statutory authorities and all Govt. /Semi Govt./Quasi Govt. Offices and Police Stations and to sign on our behalf all necessary forms, applications, petitions and documents and apply for and obtain sanction, permit, license and all other necessary documents and papers, permanent and temporary supply of services from the above mentioned bodies/offices as may be required for completion of the building for making the building habitable.
7. To institute, commence, prosecute, carry on or defend or resist all suits and other actions and proceedings or be added as a party or be non-suited or withdraw the same concerning our said property or concerning special jurisdiction of the High Court under Article 226 of the Constitution of India, before Income Tax, Sales Tax authorities and to sign and verify all plaints, written statements, accounts, petitioners, inventories to accept service of all summons, notices and other judicial processes, to execute any judgment decree or order and to appoint and engage any solicitor/Advocate and to sign and execute any Vakalatnama or other authority to act and plead.

8. To issue forms, brochures, designs, plans and booklets etc. and invite offer from intending Purchaser/s, applicant/s for sale of flat/s, car parking Space/s or other spaces if any, to any intending Purchaser or Purchasers.
9. To enter into agreement or agreements with the intending purchaser or purchasers for the sale of Flats and Car Parking Space within the Developer's allocation of the Building as mentioned in the Third Schedule in the said Development Agreement to be constructed on the said premises and to receive the consideration and/or advance money from intending purchaser or purchasers and also the balance of consideration money on completion of such sale or sales for the sale of Flats and Car Parking Space within the Developer's allocation of the Building and give valid receipt and discharge for the same.
10. To do soil testing, excavation and all other necessary works as be deemed necessary and expedient for construction and for completion of the proposed building at the said premises/ property.
11. To construct Building on the said plot of land as per Building Plan to be obtained from The Kolkata Municipal Corporation.
12. To apply for and obtain temporary or permanent connection of water, electricity, drainage, sewerage and/or power to the said building required for the use and enjoyment of the building and to sign all such applications/forms and documents as shall be required for the said purpose.
13. To issue No-Objection Certificate to any intending Purchaser/s for taking house building loan from any Bank, Company/Firm, Financial Institution or person against the Flats and Car Parking Space within the Developer's allocation of the Building to be purchased by such Purchaser/s without creating any financial liability to the Owners herein for the same.
14. To file and defend any or all suits, cases, appeals, complainants and

applications of whatsoever manner or nature for and on our behalf that is to be instituted and/or preferred against us in respect of the said property or any portion thereof, which is more fully described in the Schedule written hereunder or any portion thereof and also to present and prosecute writ applications or petitions in respect thereof in any manner relating to the said property described in the Schedule hereunder written in any Court of Law and to appear, file and defend any case or cases whatsoever manner or nature before any Judicial Authority and/or Quasi Judicial Authority in respect of the Schedule mentioned property written hereunder and/or the said premises.

15. To appoint and engage Advocates or Solicitors or Legal Professionals, Engineers, Architects, Arbitrators, etc. whenever our said Attorney shall think fit and proper to do so and sign, represent and execute Vakalatnama or any other documents authorizing such Advocates or Solicitors or Legal Professionals, Engineers, Architects, Arbitrators, etc. to act and to terminate for their services and to settle and pay their fees.
16. To warn off and prohibit and if necessary proceed against in due form of law against all trespassers on the SAID PREMISES and to take appropriate steps whether by action or otherwise before the Local Police Station and/or before any other Police Authority/Department in connection with the SAID PREMISES or any part thereof.
17. To sign and verify all complaints, written statements, petitions, objections, cross objections, claims, counter claims, applications for executions, revisions, review new trial or stay of whatsoever manner or nature, memorandum of appeal and generally to do all other acts, deeds and things related to above matter/proceedings for and on our behalf as the said Attorney in its absolute discretion shall think fit and proper in respect of the Schedule mentioned property.
18. To sign and receive registered with A/D letter and/or articles and/or any other documents of whatsoever nature in respect of the said

premises and/or property written in the Schedule herein below and to grant proper effectual receipt or receipts in respect thereof.

19. To present any conveyance or conveyances for registration, to admit execution and receipt of consideration before the Sub-registrar or Registrar having authority for and to have the said conveyance registered and to do all acts, deeds and things which our said Attorney shall consider necessary for conveying the Flats and Car Parking Space within the Developer's allocation of the Building as mentioned in the Third Schedule in the said Development Agreement to the said purchaser or purchasers as fully and effectually in all respect as we could do the same by ourselves .

20. To sign, execute, admit, execution of and present for registration and register Sale Deed, Release Deed, Exchange Deed, and all Deed of Conveyance or Conveyances or Agreement on our behalf in respect of Sale of the Flats and Car Parking Space within the Developer's allocation of the Building to be constructed on the said premises as mentioned in the Third Schedule below in favour of the intending purchaser/purchasers before competent Registering Authority and have them registered according to law which we could do the same by ourselves.

21. To enforce any covenant in any agreement or any other instruments or document affecting the SAID PREMISES and if any right to re-enter arises in any manner under such covenants or under notice to quit, then to exercise such rights amongst others.

Be it noted that by this Development Agreement and the related Development Power of Attorney, the Developer shall only be entitled to receive consideration money by executing Agreement/Final document for transfer of property as per provisions laid down in the said documents as a Developer without getting any ownership of any part of the property under schedule. This Agreement for Development and the related Development

Power of Attorney shall never be treated as the Agreement/Final document for transfer of property between the owner and the Developer in anyway. This clause shall have overriding effect to anything written in these documents in contrary to this clause.

AND generally to do all acts, deeds and things as will be necessary for implementing the said agreement and for raising and completing the construction of the proposed G+III storied new building on the land of the said premises as per Plan to be sanctioned by the Kolkata Municipal Corporation in accordance with the said Development Agreement Being No.....3792..... dated 14/03/2022 mentioned herein above or our concern, engagements and business or affairs ancillary or incidental thereto as fully and effectually as we ourselves could have done lawfully under our own hand and seal if we would be personally present.

Sushma Debnoti

AND generally our said Attorneys shall have the power to do all such acts, deeds and things as aforesaid on our behalf, which we could have lawfully done, if personally present.

AND we do hereby for ourselves, our heirs, executors, administrators and legal representatives ratify and confirm and agree to ratify and by attorney confirm all and whatsoever our said Attorney or their substitute or substitutes shall lawfully do commit, execute or perform or cause to be done, committed, executed or performed in exercise of the power, authorities and liberties hereby conferred upon, under and by virtue of

these presents.

AND we do hereby agree and undertake that this Power of Attorney is valid as well as effective till completion of entire sale process and/or transfer procedure and others legal obligation of the Developer's and also till completion of registration/execution of all the Deed of Conveyances in respect of the entire Flats/Apartments/portions and Car Parking spaces and other spaces together with the undivided proportionate share in the land underneath Developer's Allocation mentioned in the said Deed of Development Agreement Being No.....3792..... dated 14/03/2022.

Surbha Deshmukh

AND our all legal heirs/successors will be bound to issue and execute a new/fresh registered Power of Attorney in favour of this Attorneys and/or their agent, if we die during validity period of these presents.

We do hereby agree and undertake to ratify and confirm all and whatsoever our said Attorney under the power in that behalf hereinbefore done in exercise of the power, authorities and liberties hereby conferred upon under and by virtue of these presents.

THE FIRST SCHEDULE

(SAID PREMISES)

ALL THAT piece and parcel of undivided Bastu land measuring an area of about 05 (Five) Cottahs 04 (Four) Chittacks 33 (Thirty Three) sq. ft. more or less together with 100 RTS structure standing thereon along with all easement rights and common facilities in the thereof lying and situate in Monza- Gangarampur, Pargana: Magura, J.L.No. 5 under Collectorate Touzi No. 9, R.S. No. 188, appertaining to R.S. Khatian No. 108 comprised in R.S. Dag No.42, being the Kolkata Municipal Premises No. 132, Dr. A.K.Paul Road, P.S. Behala now Parnasree, Kolkata-700034 and mailing address 217, Dr. A.K.Paul Road, P.S. Behala now Parnasree, Kolkata-700034 together with all easements rights and facilities of the said building /premises within the limits of the Kolkata Municipal Corporation, Ward No.128, District- South 24 Parganas, A..D.S.R. Office at Behala, Road Zone- (D.H.Road- Fakirpara Road more) and the said property is butted and bounded by:-

- ON THE NORTH** : 4 feet wide private passage.
- ON THE SOUTH** : Land of Biswanath Das and 12 feet wide Road.
- ON THE EAST** : Others land & building.
- ON THE WEST** : 12 feet wide K.M.C. Road.

SECOND SCHEDULE
OWNERS ALLOCATION

- i) Baidya Nath Das shall get one self contained residential Flat, measuring 430 sq. ft. more or less being the built-up area, on the First Floor, Eastern side, on the backside of the G+ III storied building together with the undivided proportionate share and interest in the land along with rights to use the common areas and facilities of the said premises being the Premises No. 132, Dr. A. K. Paul Road, P.S. Behala now Parnasree, Kolkata-700 034;
- ii) Tarak Nath Das shall get one self contained residential Flat, measuring 650 sq. ft. more or less being the built-up area, on the First Floor, Western side of the G+ III storied building together with the undivided proportionate share and interest in the land along with rights to use the common areas and facilities of the said premises being the Premises No. 132, Dr. A.K.Paul Road, P.S. Behala now Parnasree, Kolkata-700 034;
- iii) Shambhu Nath Das shall get one self contained residential Flat, measuring 650 sq. ft. more or less being the built-up area, on the Second Floor, Eastern side, on the backside of the G+ III storied building together with the undivided proportionate share and interest in the land along with rights to use the common areas and facilities of the said premises being the Premises No. 132, Dr. A.K.Paul Road, P.S. Behala now Parnasree, Kolkata-700 034.
- iv) Sephali Das shall get one self contained residential Flat, measuring 750 sq. ft. more or less being the built-up area, on the Second Floor, Western side, on the front side of the G+ III storied building together with the undivided proportionate share and interest in the land along with rights to use the common areas and facilities of the said premises

being the Premises No. 132, Dr. A.K.Paul Road, P.S. Behala now Parnasree, Kolkata-700 034.

No owner shall gain absolute ownership of the said flats allotted to them by the Developer described hereinbefore and only after execution and registration of Partition Deed among all the four owners they will become absolute owners of their respective flats.

THIRD SCHEDULE

DEVELOPER'S ALLOCATION

Shall mean the remaining construction of the proposed new building/premises and also the roof top of the said new building (excluding Owner's allocation, morefully mentioned in the Second Schedule) and proportionate share including common spaces, places, stair cases and the Second Party shall have the exclusive right to sell, mortgage lease out and/ or rent out the same in whole or in part together with proportionate share of land at the Municipal Premises No. 132, Dr. A.K.Paul Road, P.S. Behala now Parnasree, Kolkata-700 034, within the jurisdiction of The Kolkata Municipal Corporation (S. S. Unit), ward No. 128, with right to enter into Agreement for sale, Deed of Conveyance of flats, Car parking Spaces, Spaces with right on common areas and places to the intending flat buyers etc and to take advances an final consideration Money from them without any claim, objection or interruption from the First Party.

IN WITNESS WHEREOF the PARTIES hereto have executed these presents on this the 14th day of March, 2022.

SIGN SEALED EXECUTED AND DELIVERED

by the PARTIES at Kolkata In the Presence of :-

WITNESSES :-

1) Shibani Baral.
28B, B.B. Sengupta Road,
Behala, Kot-34.

1) Subhas Nath Das.

2) Tarak Nath Das.

3) Shambhu Nath Das

2) Abhishek Ghosh
Alipore Judges Court
Kot-27.

4) Seshali Das

SIGNATURE OF THE PRINCIPALS/OWNERS

Samir Kumar Baral.
Subhas Deb Nath

Saurav Das

SIGNATURE OF THE ATTORNEYS/DEVELOPERS

Drafted by me :-

Anirban Saha

ANIRBAN SAHA

Advocate

Alipore Judges Court,

Kolkata -700027.

Enrolment No. F/1138/2016

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 : BAIDYA NATH DAS

Signature : *Baidya Nath Das*












Thumb 1st Finger Middle Finger Ring Finger Small Finger

	Left hand					
	Right hand					

Name : TARAK NATH DAS












Signature : *Tarak Nath Das*

Thumb 1st Finger Middle Finger Ring Finger Small Finger

	Left hand					
	Right hand					

Name : SHAMBHU NATH DAS

Signature : *Shambhu Nath Das*

	Left hand					
	Right hand					












Name : SMT. SEPHALI DAS

Signature : *Sephali Das*

	Left hand					
	Right hand					












Name : SAMIR KUMAR BARAL

Signature : *Samir Kumar Baral*

	Left hand					
	Right hand					

Name : SUBHAS DEBNATH.

Signature : *Subhas Debnath*

	Left hand					
	Right hand					

Name : SANJOY ROY

Signature : *Sanjoy Roy*



✓ B. D. R. ENTERPRISE
✓ Samir Kumar Baral.
Partner.

✓ B. D. R. ENTERPRISE
✓ Subhas Debnath
Partner.

✓ B. D. R. ENTERPRISE
✓ Sanjay Singh
Partner.



Samir Kumar Baral.

3774/m

D 2740 6



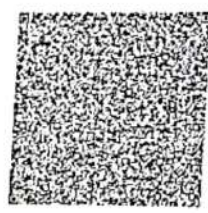
भारत सरकार
Unique Identification Authority of India
Government of India

Enrolment No.: 0632/41219/00057

To
Samir Kumar Baral
28/B
B.B.SENGUPTA ROAD
Behala S.O
Kolkata West Bengal - 700034
9339126110

Download Date: 04/01/2018
Generation Date: 21/12/2018

Signature valid



आपका आधार क्रमांक / Your Aadhaar No. :

4961 7336 3378

VID : 9177 6235 6400 2453

मेरा आधार, मेरी पहचान



भारत सरकार
Government of India



Samir Kumar Baral
Date of Birth/DOB: 31/12/1971
Male/MALE

4961 7336 3378

VID : 9177 6235 6400 2453

मेरा आधार, मेरी पहचान



- आधार पहचान का प्रमाण है, राष्ट्रियता का नहीं।
- पहचान का प्रमाण ऑनलाइन ऑथेंटिकेशन द्वारा प्राप्त करें।
- यह एक इलेक्ट्रॉनिक प्रक्रिया द्वारा बना हुआ पत्र है।

INFORMATION

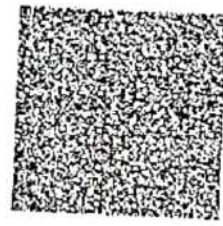
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- आधार भविष्य में सरकारी और गैर-सरकारी सेवाओं का लाभ उठाने में उपयोगी होगा।
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Address:
28/B, B.B.SENGUPTA ROAD, Behala S.O,
Kolkata,
West Bengal - 700034



4961 7336 3378

VID : 9177 6235 6400 2453

Samir Kumar Baral

स्थायी लेखा संख्या / PERMANENT ACCOUNT NUMBER
AEXPD2856A

नाम / NAME
SUBHAS DEBNATH

पिता का नाम / FATHER'S NAME
JOGESH CHANDRA DEBNATH

जन्म तिथि / DATE OF BIRTH
27-06-1971

हस्ताक्षर / SIGNATURE
Subhas Debnath

Subhas
 अध्यक्ष, प.स. - III
 COMMISSIONER OF INCOME-TAX, W.B. - III

Subhas Debnath

इस कार्ड के खो / गिन होने पर कृपया जारी करने वाले अधिकारी को सूचित / कानून कर दें (संयुक्त आयकर विभाग (प्रणाली एवं तकनीकी), पी-7, चौरिंग्हेर स्क्वायर, कलकत्ता - 700 069.)

In case this card is lost/found kindly inform/return to the issuing authority:
 Joint Commissioner of Income-tax (Systems & Technical),
 P-7,
 Chowringhee Square,
 Calcutta-700 069.


75

শান্তি স্বাকার
GOVERNMENT OF INDIA




সুভাস দেবনাথ
 Subhas Debnath
 পিতা : যোগেশ চন্দ্র দেবনাথ
 Father : JOGESH CHANDRA DEBNATH
 জন্ম সাল / Year of Birth : 1971
 পুরুষ / Male



4556 0017 2378

আধার - সাধারণ মানুষের অধিকার


Subhas Debnath



75


ভারতীয় বৈশিষ্ট্য পরিচয় প্রাধিকরণ
UNIQUE IDENTIFICATION AUTHORITY OF INDIA


ঠিকানা:
 583 এন, ডঃ এ.কে. পাল রোড,
 বেহালা এম.ও, কলকাতা,
 পশ্চিমবঙ্গ, 700034

Address:
 583/n, DR. A.K. PAL ROAD,
 Behala S.O. Behala, Kolkata,
 West Bengal, 700034


 1947
 1800 180 1947


help@uidai.gov.in


www.uidai.gov.in


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



भारत सरकार
Government of India



भारतीय विशिष्ट पहचान प्राधिकरण
Unique Identification Authority of India

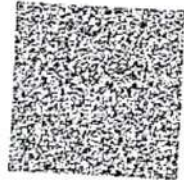
Enrollment No.: 2734/51831/01392

To
Sanjoy Roy
12/2-A, THAKURTALA ROAD,
VTC: Purba Barisha,
PO: Barisha,
District: South Twenty Four Parganas,
State: West Bengal,
PIN Code: 700008,
Mobile: 9804220400

192836853



ME928368537FH



आपका आधार क्रमांक / Your Aadhaar No. ;

2747 5607 7839

मेरा आधार, मेरी पहचान



भारत सरकार
Government of India



Sanjoy Roy
DOB : 05/11/1974
Male

22/08/2013

2747 5607 7839

मेरा आधार, मेरी पहचान



सूचना

- आधार पहचान का प्रमाण है, नागरिकता का नहीं।
- सुरक्षित QR कोड/ऑफलाइन XML/ ऑनलाइन ऑथेंटिकेशन से पहचान प्रमाणित करें।

INFORMATION

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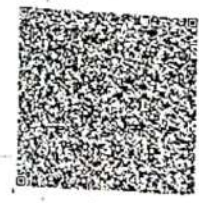
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भारतीय विशिष्ट पहचान प्राधिकरण
Unique Identification Authority of India



Address: 12/2-A, THAKURTALA
ROAD, Purba Barisha, South Twenty
Four Parganas, West Bengal, 700008



2747 5607 7839

1947

help@uidal.gov.in

www.uidal.gov.in

Sanjoy Roy

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA


पंजीकृत खाता नंबर कार्ड
ANQPR5732M

नाम / Name
SANJOY ROY

पिता का नाम / Father's Name
GOPAL CHANDRA ROY

जन्म तिथि / Date of Birth
05/11/1974

Sanjoy Roy
Signature



Sanjoy Roy

2774/m

आयकर विभाग
 INCOME TAX DEPARTMENT

भारत सरकार
 GOVT. OF INDIA

BAIDYANATH DAS
 BARINDRA CHANDRA DAS
 08/09/1952
 Permanent Account Number
 AORPD6764R





Baidyanath Das
 Signature

Baidyanath Das.

In case this card is lost / found, kindly inform / return to :
 Income Tax PAN Services Unit, UTISI,
 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, यूटीएसआई,
 प्लॉट नं: ३, सेक्टर ११, सी.बी.डी. बेलपुर,
 नवी मुंबई-४०० ६१४

3774/m



ভারত সরকার
 Unique Identification Authority of India
 Government of India

তালিকাভুক্তির আই ডি/Enrollment No.: 1040/19893/16253

To
 বৈদ্য নাথ দাস
 Baidya Nath Das
 217 DR. A.K.PAUL ROAD
 Behala S.O
 Behala Kolkata
 West Bengal 700034

21525831

 MN215258318DF



আপনার আধার সংখ্যা/ Your Aadhaar No. :

8960 2379 5159

আধার - সাধারণ মানুষের অধিকার

ভারত সরকার
 GOVERNMENT OF INDIA





বৈদ্য নাথ দাস
 Baidya Nath Das
 পিতা : বারিন্দ্র চন্দ্র দাস
 Father : BARINDRA CHANDRA DAS
 জন্ম সাল / Year of Birth : 1952
 পুরুষ / Male




8960 2379 5159

আধার - সাধারণ মানুষের অধিকার

Baidya Nath Das

2774/m

आयकर विभाग
INCOME TAX DEPARTMENT
TARAK NATH DAS
BARINDRA CHANDRA DAS
06/05/1963
Permanent Account Number
CCLPD8753J
TARAK NATH DAS
Signature



Tarak Nath Das

৩৩৩৩৩



ভারতীয় বিশিষ্ট পরিচয় প্রাধিকরণ
ভারত সরকার
Unique Identification Authority of India
Government of India

ভালিকাভুক্তির আই ডি/Enrollment No.: 1040/19970/14865

To
তারক নাথ দাস
Tarak Nath Das
217 DR. A.K.PAUL ROAD
BEHALA Behala S.O
Behala Kolkata
West Bengal 700034



21528288

MN215282881DF



আপনার আধার সংখ্যা/ Your Aadhaar No. :

9578 5926 0249

আধার - সাধারণ মানুষের অধিকার



ভারত সরকার
GOVERNMENT OF INDIA



তারক নাথ দাস
Tarak Nath Das
পিতা : বারিন্দ্র চন্দ্র দাস
Father : BARINDRA CHANDRA DAS
জন্ম সাল / Year of Birth : 1963
পুরুষ / Male



9578 5926 0249

আধার - সাধারণ মানুষের অধিকার

Tarak Nath Das

✓ 27/10/67

आयकर विभाग भारत सरकार
INCOME TAX DEPARTMENT GOVT. OF INDIA
SHAMBHU NATH DAS
BARINDRA DAS
11/02/1967
Permanent Account Number
BRMPD9747H
Signature  

Shambhu Nath Das



भारत सरकार
GOVERNMENT OF INDIA



শম্ভু নাথ দাস
Shambhu Nath Das
পিতা : বারিন্দ্র চন্দ্র দাস
Father : BARINDRA CHANDRA DAS
জন্ম তারিখ / Year of Birth : 1970
পুরুষ / Male



9494 3826 0610

আধার - সাধারণ মানুষের অধিকার

Shambhu Nath Das



ভারতীয় বিশিষ্ট পরিচয় প্রাধিকরণ
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

ঠিকানা:

২১৭, ডাঃ এ.কে.পাল রোড,
বেহালা, বেহালা এস.ও, কোলকাতা,
পশ্চিমবঙ্গ- ৭০০০৩৪

Address:

217, DR. A.K.PAUL ROAD,
BEHALA, Behala S.O,
Behala, Kolkata, West
Bengal, 700034



1947
1800 180 1847



1800@uidai.gov.in



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P.O. Box No 1947
Bengaluru 560 001



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Government of India

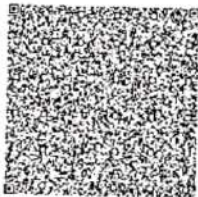
Enrolment No.: 0661/10368/00463

Download Date: 16/08/2019

To
 Sephali Das
 19
 BIDHAN COLONY
 EAST SITHI
 South Dum Dum (M)
 Ghughudanga
 North 24 Parganas West Bengal - 700030
 7890896814

Generation Date: 29/08/2014

Signature Not Verified
 Digitally signed by Sephali Das
 DN: cn=Sephali Das, o=Government of India, ou=Ministry of Social Justice and Empowerment, email=Sephali.Das@nic.gov.in, c=IN



QR Code with Photograph

आपका आधार क्रमांक / Your Aadhaar No. :

8044 6918 3048

VID : 9139 9121 1554 2536

मेरा आधार, मेरी पहचान



भारत सरकार
 Government of India

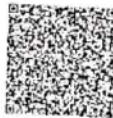


Sephali Das
 Date of Birth/DOB: 12/11/1970
 Female/FEMALE

8044 6918 3048

VID : 9139 9121 1554 2536

मेरा आधार, मेरी पहचान



Government of India

सूचना

- आधार पहचान का प्रमाण है, नागरिकता का नहीं।
- पहचान का प्रमाण ऑनलाइन ऑथेंटिकेशन द्वारा प्राप्त करें।
- यह एक इलेक्ट्रॉनिक प्रक्रिया द्वारा बना हुआ पत्र है।

INFORMATION

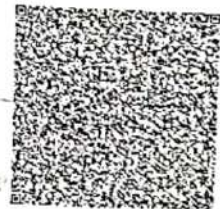
- Aadhaar is a proof of identity, not of citizenship.
- To establish identity, authenticate online.
- This is electronically generated letter.

- 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.



भारतीय विशिष्ट पहचान प्राधिकरण
 Unique Identification Authority of India

Address:
 19, BIDHAN COLONY, EAST SITHI, South
 Dum Dum (M), North 24 Parganas,
 West Bengal - 700030



QR Code with Photograph

8044 6918 3048

VID : 9139 9121 1554 2536

help@nic.gov.in

www.aadhaar.gov.in

Sephali Das

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

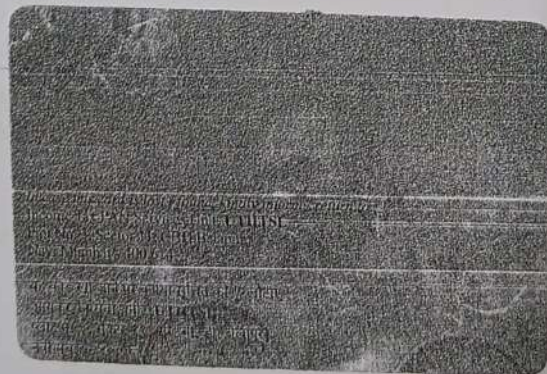
SEPHALI DAS

BARINDRA CHANDRA DAS

12/11/1970

Permanent Account Number
BSPPD2296B

Sephali Das
Signature





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



ভালিকাঙ্কিত নাম/Enrolment No.: 1040/19970/14959

Date: 27/08/2016

Jayabrata Das (জয়ব্রত দাস)
217, DR. A.K.PAUL ROAD, BEHALA, Behala S.O,
Kolkata,
West Bengal - 700034

জন্ম

- আধার পরিচয়ের প্রমাণ, নাগরিকত্বের প্রমাণ নয়
- পরিচয়ের প্রমাণ অনলাইন অথেন্টিকেশন দ্বারা যাচাই করুন
- এটা এক ইলেক্ট্রনিক প্রক্রিয়ায় তৈরী পত্র

আপনার আধার সংখ্যা/Your Aadhaar No.:

4043 2283 8034



INFORMATION

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আমার আধার, আমার পরিচয়



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- আধার মাত্রা দেশে মর্যাদা
- আধার আধারের জন্য আপনার একবারই ভালিকাঙ্কিত করার আবশ্যিকতা আছে।
- অনুগ্রহ করে আপনার বর্তমান মোবাইল নম্বর এবং ই-মেইল ঠিকানা পরীক্ষা করুন। এতে ভবিষ্যতে আপনার বিভিন্ন সুবিধা পাওয়া যাবে।

- Aadhaar is valid throughout the country.
- You need to enrol only once for Aadhaar.
- Please update your mobile number and e-mail address. This will help you to avail various services in future.



भारत सरकार



भारतीय विशिष्ट पहचान प्राधिकरण
UNIQUE IDENTIFICATION AUTHORITY OF INDIA



জয়ব্রত দাস
Jayabrata Das
জন্মতারিখ/ DOB: 31/08/1986
পুরুষ / MALE



ঠিকানা:

২১৭, ডাঃ এ.কে.পল রোড,
বেহালা, বেহালা এস.ও.,
কোলকাতা,
পশ্চিমবঙ্গ - ৭০০০৩৪

Address:

217, DR. AK PAUL ROAD,
BEHALA Behala S.O. Kolkata,
West Bengal - 700034

4043 2283 8034

আমার আধার, আমার পরিচয়

4043 2283 8034

MERA AADHAAR, MERI PEHACHAN

Jayabrata Das



Government of West Bengal
Directorate of Registration & Stamp Revenue

e-Assessment Slip

Query No / Year	8000824563/2022	Office where deed will be registered
Query Date	14/03/2022 12:30:07 PM	Deed can be registered in any of the offices mentioned on Note: 11
Applicant Name, Address & Other Details	ANIRBAN SAHA ALIPORE JUDGES COURT, Thana : Alipore, District : South 24-Parganas, WEST BENGAL, PIN - 700027, Mobile No. : 7003103643, 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. 67,51,663/-	
Total Stamp Duty Payable(SD)	Total Registration Fee Payable	
Rs. 70/- (Article:48(g))	Rs. 21/- (Article:E, E)	
Mutation Fee Payable	Expected date of Presentation of Deed	Amount of Stamp Duty to be Paid by Non Judicial Stamp
		Rs. 100/-
Remarks	Development Power of Attorney after Registered Development Agreement of [Deed No/Year]:- 160703792/2022	

Land Details :

District: South 24-Parganas, P.S:- Behala, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Dr. Akshay Paul Road, Road Zone : (D H Road -- Fakirpara Road more) , , Premises No: 132 , , Ward No: 128 Pin Code : 700034

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	5 Katha 4 Chatak 33 Sq Ft		67,24,663/-	Width of Approach Road: 12 Ft., Adjacent to Metal Road, , Project Name :
Grand Total :				8.7381Dec	0 /-	67,24,663 /-	

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	100 Sq Ft.	0/-	27,000/-	Structure Type: Structure
Gr. Floor, Area of floor : 100 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 5 Years, Roof Type: Tiles Shed, Extent of Completion: Complete					
Total :		100 sq ft	0 /-	27,000 /-	

Principal Details :

Sl No	Name & address	Status	Execution Admission Details :
1	Mr Baidya Nath Das Son of Late Barindra Chandra Das217, Dr. A.K. Paul Road, City:- , P.O:- Behala, P.S:-Behala, District:-South 24-Parganas, West Bengal, India, PIN:- 700034 Sex: Male, By Caste: Hindu, Occupation: Retired Person, Citizen of: India, PAN No.:: AOxxxxxx4R,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self To be Admitted by: Self	Individual	Executed by: Self To be Admitted by: Self
2	Mr Tarak Nath Das Son of Late Barindra Chandra Das217, Dr. A.K. Paul Road, City:- , P.O:- Behala, P.S:-Behala, District:-South 24-Parganas, West Bengal, India, PIN:- 700034 Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, PAN No.:: CCxxxxxx3J,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self To be Admitted by: Self	Individual	Executed by: Self To be Admitted by: Self
3	Mr Shambhu Nath Das Son of Late Barindra Chandra Das217, Dr. A.K. Paul Road, City:- , P.O:- Behala, P.S:-Behala, District:-South 24-Parganas, West Bengal, India, PIN:- 700034 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: BRxxxxxx7H,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self To be Admitted by: Self	Individual	Executed by: Self To be Admitted by: Self
4	Mrs Sephali Das Daughter of Late Barindra Chandra Das19, Bidhan Colony, East Sithi, South Dumdum, City:- , P.O:- Nabawgunga, P.S:-Noapara, District:-North 24-Parganas, West Bengal, India, PIN:- 700030 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: BSxxxxxx6B,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self To be Admitted by: Self	Individual	Executed by: Self To be Admitted by: Self

Attorney Details :

Sl No	Name & address	Status	Execution Admission Details :
1	BDR ENTERPRISE 12/2A, Thakurtala Road, City:- , P.O:- Barisha, P.S:-Thakurpukur, District:-South 24-Parganas, West Bengal, India, PIN:- 700008 , PAN No.:: AAxxxxxx7C,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative	Organization	Executed by: Representative

Representative Details :

Sl No	Name & Address	Representative of
1	Mr Samir Kumar Baral Son of Sudhir Ranjan Baral 28/B, B.B. Sengupta Road, City:- , P.O:- Behala, P.S:-Behala, District:-South 24-Parganas, West Bengal, India, PIN:- 700034 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AFxxxxx2Q,Aadhaar No Not Provided by UIDAI	BDR ENTERPRISE (as Partner)
2	Mr Subhas Debnath Son of Jogesh Chandra Debnath 583/N, Dr. A.K. Paul Road, City:- , P.O:- Behala, P.S:-Behala, District:-South 24-Parganas, West Bengal, India, PIN:- 700034 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AExxxxx6A,Aadhaar No Not Provided by UIDAI	BDR ENTERPRISE (as Partner)
3	Mr Sanjoy Roy Son of Gopal Chandra Roy 12/2A, Thakurtala Road, Purba Barisha, City:- , P.O:- Barisha, P.S:-Thakurpukur, District:-South 24-Parganas, West Bengal, India, PIN:- 700008 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: ANxxxxx2M,Aadhaar No Not Provided by UIDAI	BDR ENTERPRISE (as Partner)

Identifier Details :

Name & address
JAYABRATA DAS Son of BAIDYANATH DAS 217, DR. A. K. PAUL ROAD, City:- , P.O:- BEHALA, P.S:-Behala, District:-South 24-Parganas, West Bengal, India, PIN:- 700034, Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, , Identifier Of Mr Baidya Nath Das, Mr Tarak Nath Das, Mr Shambhu Nath Das, Mrs Sephali Das, Mr Samir Kumar Baral, Mr Subhas Debnath, Mr Sanjoy Roy

Transfer of property for L1		
Sl.No	From	To. with area (Name-Area)
1	Mr Baidya Nath Das	BDR ENTERPRISE-2.18453 Dec
2	Mr Tarak Nath Das	BDR ENTERPRISE-2.18453 Dec
3	Mr Shambhu Nath Das	BDR ENTERPRISE-2.18453 Dec
4	Mrs Sephali Das	BDR ENTERPRISE-2.18453 Dec

Transfer of property for S1		
Sl.No	From	To. with area (Name-Area)
1	Mr Baidya Nath Das	BDR ENTERPRISE-25.00000000 Sq Ft
2	Mr Tarak Nath Das	BDR ENTERPRISE-25.00000000 Sq Ft
3	Mr Shambhu Nath Das	BDR ENTERPRISE-25.00000000 Sq Ft
4	Mrs Sephali Das	BDR ENTERPRISE-25.00000000 Sq Ft

Note:

1. If the given information are found incorrect, then the assessment made stands invalid.
2. Query is valid for 30 days (i.e. upto 13-04-2022) for e-Payment. Assessed market value & Query is valid for 30 days.(i.e. upto 13-04-2022)
3. Standard User charge of Rs. 240/- (Rupees Two hundred forty) only includes all taxes per document upto 17 (seventeen) pages and Rs 7/- (Rupees seven) only for each additional page will be applicable.

4. e-Payment of Stamp Duty and Registration Fees can be made if Stamp Duty or Registration Fees payable is more than Rs. 5000/-.
5. e-Payment is compulsory if Stamp Duty payable is more than Rs.10,000/- or Registration Fees payable is more than 5,000/- or both w.e.f 2nd May 2017.
6. Web-based e-Assessment report is provisional one and subjected to final verification by the concerned Registering Officer.
7. Quoting of PAN of Seller and Buyer is a must when the market value of the property exceeds Rs. 10 lac (Income Tax Act, 1961). If the party concerned does not have a PAN, he/she has to submit a declaration in form no. 60 together with all particulars as required
8. Rs 50/- (Rupees fifty) only will be charged from the Applicant for issuing of this e-Assessment Slip if the property under transaction situates in Municipality/Municipal Corporation/Notified Area.
9. Mutation fees are also collected if stamp duty and registration fees are paid electronically i.e. through GRIPS. If those are not paid through GRIPS then mutation fee are required to be paid at the concerned BLLRO office.