

152/24

I- 247/24



पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

AM 156730

5pm
 2/01/24
 27600/24

Signature Sheet and
 Endorsement Sheet are
 the Part & Parcel of the
 Document

District Sub-Registrar
 Hooghly
 04/01/24
 08/01/24

DEVELOPMENT POWER OF ATTORNEY

**(AFTER REGISTERED OF DEVELOPER'S AGREEMENT
 FOR DEVELOPMENT OR CONSTRUCTION)**

**THIS DEVELOPMENT POWER OF ATTORNEY is made this on
 the 4th day of January, in the year 2024 (Two Thousand and
 Twenty Four)**

Contd...

১৮০. তারিখ ৩/১/২৪

নং ১৪০/-
ক্রমিক নং
সাক্ষর
স্বাক্ষর
তারিখ

আইনজ্ঞ
অনুপ কুমার গাঙ্গুলী



District Sub-Registrar-1
Hooghly

04 JAN 2024

KNOW ALL MEN BY THESE PRESENTS, I, SMT. SABITA SUR, (PAN CWEPS0545Q & AADHAAR NO. 7845 1227 7505), wife of Sri Malay Sur, Indian Inhabitant, by religion Hindu, by profession Household duties, presently residing at 309, Olaichanditala, Post. Hooghly, P.S. Chinsurah, Dist. Hooghly, Pin-712103, West Bengal, being the absolute Land Owner of the property mentioned herein below as **"A" Schedule** and is in possession exercising my all right title & interest and Govt. rent and Municipal Taxes, hereinafter referred to and called as the **"LAND OWNER / EXECUTANT / PRINCIPAL"**.

WHEREAS I, the executants, have acquired the **"A" Schedule** property by way of Registered **Gift Deed being No. 05130 of 2023**, recorded in Book No. I, C.D. Volume No. 0601-2023, Pages from 93473 to 93490, registered with District Sub-Registrar-I, Hooghly, on 26/05/2023, from my husband namely **Malay Sur**, son of late Mohini Mohan Sur, a **Bastu** land for an area more or less **0.110 Sahasransha or more of less 06 Kattha 10 Chittak**, standing there on a two storied building measuring about 1300 Sq. ft. (650 Sq. ft. in each floor), comprised in **L.R. Dag No. 2101** corresponding to R.S. Dag No. 1648, and I have also mutated my name from concern B.L. & L.R.O., Chinsurah-Mogra Block, under **L.R. Khatian No. 8373 (in the name of Sabita Sur)**, **Mouza-Bally**, J.L. No. 9, situated at District Hooghly, P.S. Chinsurah, Post. Chinsurah, Mohalla-Kazidanga, Ward No. 5, **Holding No. 452/369** within the ambit of Hooghly Chinsurah Municipality.

AND WHEREAS due to my physical conditions it is not possible for me to maintain and administrate my **"A" Schedule** Property and I am unable to present physically before the authority concerned at the time of registration of respect deed/deeds of my **"A" Schedule** Property and as such I, Sabita Sur (Land Owner), hereby execute this **Development Power of Attorney** for which I have decided to appoint one experience, suitable and interested person, as **Attorney Holder**.

AND WHEREAS for making construction of multi storied building at my **"A" Schedule** Property, I am trying to appoint genuine, reliable and dependable Developer considering my difficulties to look-after the job being present personally also I have no experience regarding construction of multi storied building. So I have decided to appoint one experience suitable and interested person, and for that purpose I have proposed **"SATYAM CONSTRUCTIONS PVT. LTD."** a reliable




District Sub-Registrar-I
Hooghly

04 JAN 2024

Developer, for making construction of multi storied building in my "A" Schedule Property and being requested by me, "SATYAM CONSTRUCTIONS PVT. LTD." has interested to make construction in the "A" Schedule Property by some terms & condition. I agreed with the proposed terms & condition of the "SATYAM CONSTRUCTIONS PVT. LTD.", and for the same to avoid future complication I, the land owner, have executed and registered one DEVELOPER'S AGREEMENT FOR DEVELOPMENT OR CONSTRUCTION dated 03./01./2024 with the Developer namely "SATYAM CONSTRUCTIONS PVT. LTD." represented by its Director SRI BICHITRA RANJAN DAS, (PAN ACUPD8323P & AADHAAR NO. 4719 8820 4001), son of Late Brajendralal Das, which had duly registered before D.S.R.-I, Sadar Hooghly, at Chinsurah, being No.35 of 2024, recorded in Book No. I, Volume No., Pages from to

AND WHEREAS I, Sabita Sur, executing this DEVELOPMENT POWER OF ATTORNEY do hereby nominate, constitute, authorize and appoint "SATYAM CONSTRUCTIONS PVT. LTD." a Private Limited Company incorporated under the Companies Act, 1956, having its registered Office at 'Akash Apartment', First Floor, Gopalpur, P.O. Asansol - 713304, P.S. Asansol (South), District Burdwan and its Branch office situated at 426, Kailash Nagar, Satyam Residency, Ground Floor, Olaichanditala, Post. Hooghly, P.S. Chinsurah, Dist. Hooghly, Pin 712103, represented by its Director - SRI BICHITRA RANJAN DAS, (PAN ACUPD8323P), S/o, Late Brajendralal Das, by faith Hindu, by occupation Business, residing at 434, Sarat Sarani, Olaichanditala, Post. Hooghly, P.S. Chinsurah, Dist. Hooghly, Pin 712103, as per resolution dated 29/12/2023 as my lawful and true "ATTORNEY" in my name and on my behalf to do, execute and perform or cause to be done, execute and make all or any of the following acts, deeds, powers on the matters and things with right to sell my "A" Schedule property or any part thereof as follows :-

- 
1. To work, manage, control, look after, and supervise in respect of my "A" Schedule Property in all matters.
 2. To represent me in all the offices, such as land acquisition office, Settlement office, Bank, Revenue Office, Sub-Divisional Office, B.L. & L.R.O. office, Chinsurah-Mogra Block and office of the Hooghly-Chinsurah Municipality and before all other Statutory and Local Bodies as and when necessary for the purpose of submitting and/or obtaining any documents, papers, etc. in respect of my "A" Schedule Property.

3. To represent me in Civil and Criminal cases, to defend me and to contest the case by filing written statement and written objection and to sign on the verification and Vokatnama in relation to my assets and liabilities and also to receive any money from the court as such certificate cases or any cases for a specific performance of contract in any court of India and to deposit the same in bank account in my name in respect of my "A" Schedule Property.
4. That my said Attorney may submit any paper or document in connection with my case/cases in any court in India and also received any money or execute any degree on my behalf in relation with "A" Schedule Property.
5. That he is hereby authorized to act and to do whatever they will think necessary, proper and bonafied and I shall remain bound by the acts and things done by my said Attorney.
6. That I do hereby verify, confirm and agree to all times during the continuance of these presents to ratify and confirm whatever my said Attorney shall lawfully do or cause to be done in respect of my "A" Schedule Property.
7. That my said Attorney may file application before B.L. & L.R.O., S.D.L. & L.R.O., D.L. & L.R.O. or the local Hooghly-Chinsurah Municipality or any type of mutation or conversion, if necessary, on my behalf in respect of my "A" Schedule mentioned Property.
8. To file and receive back any documents, to deposit money by challan or receipt and to withdraw money from any suit, cases or from any office or offices and to grant proper acknowledgement receipt in respect of my "A" Schedule mentioned Property.
9. To accept service of any summons, notice, writ issued by any court and office against me.
10. To obtain, refund of stamp duty, court fee or repayment of stamp or court fees.
11. To execute any order or any decree and to take delivery of possession of property in execution of any and to take payment in execution of money decree.
12. To negotiate relating to any persons tenants office or any property affairs and to take decision.

13. To apply to Court and offices for copies of documents and papers and to withdraw deeds, documents, papers from any courts.
14. To prepare the building plan for the purpose of construction of multi storied building over the Schedule Property in conformity with the building rules and regulations of West Bengal Municipality Act. 1993 and also to take supplementary plan.
15. To Sign the building plan or any supplementary plan further relating to the "A" Schedule Property.
16. To receive from the intending purchaser or purchasers any earnest money and / or advance and also the balance of sale proceeds money, on completion of such sale, and to give good, valid receipt and discharge for the same which will protect the purchaser or purchasers. No any other kind of money transaction is being made by this Power of Attorney except the transaction of the "A" Schedule Property.
17. Upon such receipt as aforesaid in my name on my behalf and as my act and deed to sign, execute and delivery and deed or deeds of sale, conveyance or conveyances of any one or more of the "A" Schedule Property in favour of such purchaser or purchasers or their nominees or assignee.
18. To sign, execute all sorts deeds instruments and assurances which my said attorney shall consider necessary and to enter into and / or agree to such covenants and conditions.
19. To negotiate relating to any persons, tenants office or any property affairs and to take decision.
20. To deposit the entire charges, costs for the purpose of taking sanction of building plan and to take delivery of the building plan from the Hooghly-Chinsurah Municipality and to take completion Certificate of building from Hooghly-Chinsurah Municipality.
21. To appoint Architect, engineer, Men, Masson, Plumber, Carpenter and Electrician or any workmen for the purpose of completion of building over the "A" Schedule property.
22. To demolish the existing building and to remove the entire building materials and to sale the same and also to take the cost of demolition from selling the demolished building materials.

23. To enter into an Agreement for sale of the proposed flats, shops and car parking spaces together with proportionate undivided share of "A" Schedule Property save and except "C" Schedule Property allocated to Land Owner mentioned in the Registered Developer's Agreement for Development or Construction dated 03/01/2024 and to accept the consideration money either in part or in full from the prospective purchaser/purchasers.
24. To give possession of respective flats, shops and car parking spaces to the prospective purchasers, tenants and the owners after completion of buildings.
25. To appoint and/or instruct the Advocate/Lawyer for preparing and/or drafting such Agreement, Deed of Conveyances, Documents and other such papers as may be necessary or the purpose of booking and/or Agreement for Sale and/or sale of my "A" Schedule Property, only on Developer's allocation.
26. To pay the Developer any advance money and also the balance of total consideration money, on completion of such purchase, the entire amount will be handed over to Developer as per Registered Developer's Agreement for Development or Construction dated 03/01/2024 and to receive good, valid receipt and discharge for the same which will protect the Developer. To commence, prosecute, defend, answer and oppose all actions, demands and other legal proceedings in connect with any of the matter concerning my "A" Schedule Property or any part or portion thereof.
27. To make prepare any kind of deeds which the attorney will think fit and proper either in the matter of completion of construction or in the matter of completion to sale of the proposed flats, shops and car parking spaces of the "A" Schedule Property and to all works for completion of construction.
28. To give consent of mutation of names to the proposed purchaser/s and to give consent in any matters which may be required to the purchaser/s, and to apply for taking sewerage connection from the Hooghly-Chinsurah Municipality.
29. To sell, Transfer, mortgage, lease, gift, exchange or allot and transfer the flats or any other structures or portion thereof in the said proposed multi-storied building, save and except the

allocation portion of Land Owners as mentioned below, including undivided proportionate land share / interest in the said land to any person including any private or public or commercial Banks, financial institutions, organizations, etc. as such price and on such terms and conditions as the Attorney / Developer may think fit and proper subject to any terms that may be imposed by any authority.

30. To sign, execute all sorts deeds instruments and assurances which my said attorney shall consider necessary and to enter into and / or agree to such covenants and conditions.

31. That the Developer and or my Attorney holder shall have power to take any sorts of loan from any public or private sector Banks, and/or Financial institutions and/or Non-Banking Financial Institutions for construction/development of the said multi-storied building in the name of "SHIVALAYA" over the "A" Schedule property. For securing loan from Bank, the executant/Land Owner will not raise any objection for create the mortgage with Bank, and also co-operate/sign the require documents if the Bank desired so. However, for repayment of the loan the Developer will only be liable and responsible.

32. Generally to do all necessary act or acts as my attorney or agent in relation to the matter aforesaid and all other matters in which we may be interested or concerned and on my behalf to execute and to do all deeds, acts or things as fully and effectually in all respects as ourselves to do if personally and / or jointly being present.

"A" SCHEDULE PROPERTY (TOTAL LAND) ABOVE REFERRED TO, OWNED BY SMT. SABITA SUR.

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All the part and parcel of "Bastu" land measuring about **more or less 0.110 Sahasransha or 06 Kattha 10 Chittack** standing there on a 20 years old two storied building measuring about 650 Sq. ft. approx on each floor thus the total 1300 Sq. ft. approx contains cemented floor, comprised in **L.R. Dag No. 2101** corresponding to R.S. dag No. 1648, **L.R. Khatian No. 8373 (in the name of Sabita Sur)**, Mouza-Bally, J.L. No. 9, situated at Dist. Hooghly & Sub-Registry office Chinsurah, P.S. Chinsurah, ward No. 5 of Hooghly-Chinsurah Municipality, Mohalla-Kazidanga, Olaichanditala, Holding No. 452/369, within the ambit of Hooghly Chinsurah Municipality, which has shown in the enclosed Map annexed hereto, bordered as **RED** which is a part of this Deed, along with all easement rights, electric line, Water connection etc. The Butted and Bounded of the Schedule property as follows:-

electric line, Water connection etc. The Butted and Bounded of the Schedule property as follows:-

North : 13 ' ft wide Municipal Road,
South : Municipal Kancha Drain,
East : House of Tejesh Ghosh,
West : House of D. Sarkar.

"B" SCHEDULE ABOVE REFERRED TO : (DESCRIPTION OF THE BUILDING)

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The Ground plus Three (G+3) storied Residential Complex / Apartment constructed on **L.R. Dag No. 2101** corresponding to R.S. dag No. 1648, **L.R. Khatian No. 8373 (in the name of Sabita Sur)**, Mouza-Bally, J.L. No. 9, situated at Dist. Hooghly & Sub-Registry office Chinsurah, P.S. Chinsurah, ward No. 5 of Hooghly-Chinsurah Municipality, Mohalla-Kazidanga, Olaichanditala, Holding No. 452/369, within the ambit of Hooghly Chinsurah Municipality, lying and situated at 309, Olaichanditala, Post. Hooghly, P.S. Chinsurah, Dist. Hooghly, Pin-712103, West Bengal, commonly known as **"SHIVALAYA"** being the land fully described in **"A" Schedule** hereinabove according to the plan sanctioned by the Hooghly Chinsurah- Municipality.

"C" SCHEDULE LAND OWNER (SABITA SUR) ALLOCATION ABOVE REFERRED TO.

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WITHIN "A" Schedule Property the Developer have agreed to provide/allocated shall mean and described herein below **TOGETHER WITH** undivided proportionate share of the 'Said Property' along with all common services amenities and facilities thereof including proportionate share of land and common facilities of the building on the Said Property. The Developer was agreed for doing the job of construction work on the said property on condition of allocation of the proposed multi-storied building as follows :-

FROM GROUND FLOOR TO THIRD FLOOR			
Sl. No.	TYPE OF CONSIDERATION	MODE OF TRANSFER	REMARKS
01.	→ One 3 BHK Residential Flat on the First Floor, at North-East Corner, of more or less 1340 Sq. ft. (SBU).	Physical Possession.	No Monetary Consideration.

FROM GROUND FLOOR TO THIRD FLOOR			
Sl. No.	TYPE OF CONSIDERATION	MODE OF TRANSFER	REMARKS
02.	→ One 3 BHK Residential Flat on the Second Floor, at South-East-West Corner, of more or less 1249 Sq. ft. (SBU).	Physical Possession.	No Monetary Consideration.
03.	→ One Open Four Wheeler Cemented Parking Space on Ground Floor, more or less 135 Sq. ft.	Physical Possession.	No Monetary Consideration.
04.	→ One Covered Four Wheeler Cemented Parking Space on Ground Floor, more or less 135 Sq. ft.	Physical Possession.	No Monetary Consideration.
05.	Other than no money consideration as mentioned in Sl. No. 1, 2, 3 & 4 as above the Land Owner, will get total money consideration of Rs. 20,00,000/- (Twenty Lakh Only)	Monetary Consideration	20,00,000=00

WITHIN "A" Schedule Property the Developer have agreed to provide / allocated i.e. i) One 3 BHK Residential Flat on the First Floor of 1340 Sqft(SBU) at North-East Corner, ii) One 3 BHK Residential Flat on the Second Floor of 1249 Sqft (SBU) at South-East-West Corner, iii) One Open Four Wheeler Cemented Parking Space on Ground Floor of more or less 135 Sq. ft. and iv) One Covered Four Wheeler Cemented Parking Space on Ground Floor, of more or less 135 Sq. ft. as selected by the Land Owner and agreed by the Developer, and a total consideration amount of Rs. 20,00,000/- (Twenty Lakh Only) to be paid as mentioned in the Schedule "E".

The Flat/s and Parking space to be owned by the Land Owner shall be delivered to her after completion of the multi-storied building (G+3) according to sanctioned plan from Hooghly-Chinsurah Municipality, with the proportionate share of land underneath of "A" Schedule property and all rights of common space and all other thing made common.


“D” SCHEDULE DEVELOPER’S ALLOCATION ABOVE REFERRED TO

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WITHIN “A” Schedule property the Developer shall get entire portion after the Land owner’s allocation i.e. i) One 3 BHK Residential Flat on the First Floor, at North-East Corner, of more or less 1340 Sq. ft. (SBU), ii) One 3 BHK Residential Flat on the Second Floor, at South-East-West Corner, of more or less 1249 Sq. ft. (SBU), iii) One Open Four Wheeler Cemented Parking Space on Ground Floor more or less 135 Sq. ft. and iv) One Covered Four Wheeler Cemented Parking Space on Ground Floor, more or less 135 Sq. ft. would be created by the Developer in the Schedule “A” Property hereunder after allocation made to the land Owner including proportionate share of land and common facilities of the building on the Said Property. The Developer will have the right to sell or any sorts of transfer of Developer’s allocated portion to any intending purchaser/s or any person save and except the Owner’s allocated portion mentioned herein above.

“E” SCHEDULE ABOVE REFERRED TO
(PAYMENT SCHEDULE)

01.	At the time of Registration of this Deed of Development or Construction Agreement – Rs. 1,00,001/- by way of Bank Transfer, dated <u>03/1/2024</u> .
02.	Rest Monetary consideration shall be paid on “phase by phase basis” starting after casting of Third Floor Roof Casting. However the entire payment shall be made by the developer within the completion period and Handover of the entire project.

 The Land Owner has received from the within named Developer a sum of Rs. 1,00,0001/- (Rupees One Lakh and One) Only shall be paid Vide bank Transfer dated 3/1/2024 simultaneously with the Registration, execution and signing of this Agreement being as mentioned hereinabove and admit the same in presence of WITNESSES

IN WITNESS WHEREOF: I, the Land Owner/Executant/Principal hereof doth hereof hereunto set and subscribe my hands and seals in presence of the witnesses named herein below on this the day of 4/1/2024.

Signed Sealed and Delivered at Chinsurah by all the parties in presence of WITNESSES

Sabitesu

(SIGNATURE OF EXECUTANT)

Signed Sealed and Delivered at Chinsurah by all the parties in presence of WITNESSES

Satyam Construction (Pvt.) Ltd.

Rishika Raju D.
Director

(SIGNATURE OF ATTORNEY HOLDER)

WITNESSES:-







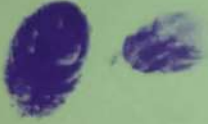




1. *Jagan Mohan*
Bali Kati Jala
Chinsurah Hooghly.

2. *Hridaya*
Olai Chandibala
Chinsurah
Hooghly

Prepared By-
Sankar Das
SANKAR DAS (ADVOCATE)
Reg. No - F/40/12
District Judge's Court, Chinsurah

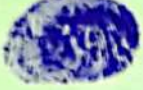

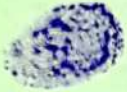
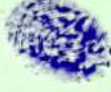



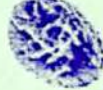



দুই হাতের আঙ্গুল-এর ছাপ (টিপ)

বিক্রেতা/ক্রেতা/দাতা/গ্রহীতা

বাম হাতের আঙ্গুল-এর ছাপ (টিপ)		ডান হাতের আঙ্গুল-এর ছাপ (টিপ)	
	(১) বৃদ্ধাঙ্গুলী	(১) বৃদ্ধাঙ্গুলী	
	(২) তর্জনী	(২) তর্জনী	
	(৩) মধ্যমা	(৩) মধ্যমা	
	(৪) অনামিকা	(৪) অনামিকা	
	(৫) কনিষ্ঠা	(৫) কনিষ্ঠা	
	<p>Sabita Sur</p> <hr/> <p>স্বাক্ষর (যে ব্যক্তির দুই হাতের আঙ্গুল-এর টিপ লওয়া হইল)</p>		

দুই হাতের আঙ্গুল-এর ছাপ (টিপ)

বিক্রেতা/ক্রেতা/দাতা/গ্রহীতা

বাঁ হাতের আঙ্গুল-এর ছাপ (টিপ)		ডান হাতের আঙ্গুল-এর ছাপ (টিপ)	
	(১) বৃদ্ধাঙ্গুলী	(১) বৃদ্ধাঙ্গুলী	
	(২) তর্জনী	(২) তর্জনী	
	(৩) মধ্যমা	(৩) মধ্যমা	
	(৪) অনামিকা	(৪) অনামিকা	
	(৫) কনিষ্ঠা	(৫) কনিষ্ঠা	
 Rishir-Raja Dm.	Rishir-Raja Dm. স্বাক্ষর (যে ব্যক্তির দুই হাতের আঙ্গুল-এর টিপ লওয়া হইল)		



Government of West Bengal
Directorate of Registration & Stamp Revenue

FORM-1564

Miscellaneous Receipt

Visit Commission Case No / Year	0601000015/2024	Date of Application	03/01/2024
Query No / Year	06018000027600/2024		
Transaction	[0138] Sale, Development Power of Attorney after Registered Development Agreement		
Applicant Name of QueryNo	Mr Tapan Halder		
Stampduty Payable	Rs.71/-		
Registration Fees Payable	Rs.20,053/-		
Applicant Name of the Visit Commission	Mr T Halder		
Applicant Address	cns		
Place of Commission	434, Sarat Sarani, Olaichanditala, City:- Hooghly-chinsurah, P.O:- Hooghly, P.S:- Chinsurah, District:-Hooghly, West Bengal, India, PIN:- 712103		
Expected Date and Time of Commission	04/01/2024 6:00 PM		
Fee Details	J1: 250/-, J2: 400/-, PTA-J(2): 0/-, Total Fees Paid: 650/-		
Remarks			





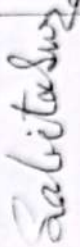





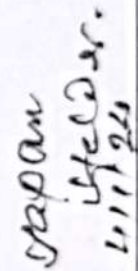
Government of West Bengal

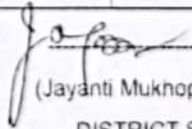
Department of Finance (Revenue) , Directorate of Registration and Stamp Revenue

OFFICE OF THE D.S.R. - I HOOGHLY, District Name :Hooghly

Signature / LTI Sheet of Query No/Year 06018000027600/2024

I. Signature of the Person(s) admitting the Execution at Private Residence.

Sl No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
1	Smt Sabita Sur 309, Olaichanditala, City:- Hooghly-chinsurah, P.O:- Hooghly, P.S:- Chinsurah, District:- Hooghly, West Bengal, India, PIN:- 712103	Principal		 32	
2	Shri Bichitra Ranjan Das 434, Sarat Sarani, Olaichanditala, City:- Hooghly-chinsurah, P.O:- Hooghly, P.S:- Chinsurah, District:- Hooghly, West Bengal, India, PIN:- 712103	Representative of Attorney [SATYAM CONSTRUCTION PRIVATE LIMITED]		 31	
Sl No.	Name and Address of Identifier	Identifier of	Photo	Finger Print	Signature with date
1	Mr Tapan Halder Son of Late Nityananda Halder Cns Court, City:- , P.O:- Chinsurah, P.S:-Chinsurah, District:-Hooghly, West Bengal, India, PIN:- 712101	Smt Sabita Sur, Shri Bichitra Ranjan Das		 34	 Tapan Halder. 11/11/24


(Jayanti Mukhopadhyay)

DISTRICT SUB-REGISTRAR

OFFICE OF THE D.S.R. - I
HOOGHLY
Hooghly, West Bengal



Govt. of West Bengal
Directorate of Registration & Stamp
Revenue
GRIPS eChallan



192023240335718788

GRN Details

GRN:	192023240335718788	Payment Mode:	SBI Epay
GRN Date:	04/01/2024 11:34:27	Bank/Gateway:	SBIePay Payment Gateway
BRN :	0381791431727	BRN Date:	04/01/2024 11:34:55
Gateway Ref ID:	IGAQRAIFG8	Method:	State Bank of India NB
GRIPS Payment ID:	040120242033571877	Payment Init. Date:	04/01/2024 11:34:27
Payment Status:	Successful	Payment Ref. No:	8000027600/5/2024

[Query No*/Query Year]

Depositor Details

Depositor's Name:	Shri BICHITRA RANJAN DAS
Address:	434, SARAT SARANI, OLAICHANDITALA, CHINSURAH, HOOGHLY.
Mobile:	9339799465
Period From (dd/mm/yyyy):	04/01/2024
Period To (dd/mm/yyyy):	04/01/2024
Payment Ref ID:	8000027600/5/2024
Dept Ref ID/DRN:	8000027600/5/2024

Payment Details

Sl. No.	Payment Ref No	Head of A/C Description	Head of A/C	Amount (₹)
1	8000027600/5/2024	Property Registration- Registration Fees	0030-03-104-001-16	20053
Total				20053

IN WORDS: TWENTY THOUSAND FIFTY THREE ONLY.



Government of West Bengal GRIPS 2.0 Acknowledgement Receipt Payment Summary



040120242033571877

GRIPS Payment Detail

GRIPS Payment ID:	040120242033571877	Payment Init. Date:	04/01/2024 11:34:27
Total Amount:	20053	No of GRN:	1
Bank/Gateway:	SBI EPay	Payment Mode:	SBI Epay
BRN:	0381791431727	BRN Date:	04/01/2024 11:34:55
Payment Status:	Successful	Payment Init. From:	Department Portal

Depositor Details

Depositor's Name: Shri BICHITRA RANJAN DAS
Mobile: 9339799465


Payment (GRN) Details

Sl. No.	GRN	Department	Amount (₹)
1	192023240335718788	Directorate of Registration & Stamp Revenue	20053
Total			20053

IN WORDS: TWENTY THOUSAND FIFTY THREE ONLY.

DISCLAIMER: This is an Acknowledgement Receipt, please refer the respective e-challan from the pages below.

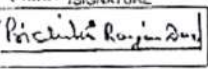
स्थायी खाता संख्या /PERMANENT ACCOUNT NUMBER
ACUPD8323P



नाम /NAME
BICHITRA RANJAN DAS

पिता का नाम /FATHER'S NAME
BRAJENDRALAL DAS

जन्म तिथि /DATE OF BIRTH
19-01-1955

हस्ताक्षर /SIGNATURE


अधिकार आगुल, प.सं. 11
COMMISSIONER OF INCOME-TAX, W.B. - 11

Bichitra Ranjan Das

ভারত সরকার
Government of India



বিচিত্র রঞ্জন দাস
Bichitra Ranjan Das
পিতা : ব্রজেন্দ্রলাল দাস
Father : Brajendralal Das
জন্মতারিখ / DOB : 19/01/1955
পুরুষ / Male




4719 8820 4001

আধার - সাধারণ মানুষের অধিকার

Ranjana Rajan

ভারতীয় বিহারী পরিচয় প্রাপ্তিকরণ
Unique Identification Authority of India





আধার


ঠিকানা:
434, শরত সরনী,
ওলাচন্দিতালা, হুগলী হুগড়া
(এম), হুগলী, হুগলী, পশ্চিমবঙ্গ,
712103

Address:
434, SHARAT SARANI,
OLAICHANDITALA, Hooghly
Chinsurah (M), Hooghly, Hooghly,
West Bengal, 712103

4719 8820 4001

 1800 300 1947

 help@uidai.gov.in

 www.uidai.gov.in

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

SATYAM CONSTRUCTION PRIVATE
LIMITED



04/01/2012

Permanent Account Number

AARCS3759E

06/05/2012

24/3/12

आयकर विभाग

INCOME TAX DEPARTMENT

SABITA SUR

BHUPENDRA NATH SOM

05/02/1945

Permanent Account Number

CWEPS0545Q

Sabita Sur

Signature



भारत सरकार

GOVT. OF INDIA





ভারত সরকার
Government of India

ভারতীয় বিদিত পরিচয় প্রাধিকারণ
Unique Identification Authority of India

ভালিফিকেশন নম্বর/ Enrolment No. : 2730/02566/64463

To
সবিতা সুর
Sabitā Sur
৯০৯
OLAIKHANDITALA
Houghly Ghosepur (M)
Houghly
Houghly West Bengal - 712103
৯৪৭১৪০৯২০

Download Date: 05/06/2021

Signature valid



আপনার আধার সংখ্যা / Your Aadhaar No. :

7845 1227 7505

VID : 9190 4346 5549 9607

আমার আধার, আমার পরিচয়



भारत सरकार
Government of India



Download Date: 05/06/2021



সবিতা সুর
Sabitā Sur
তারিখ/DOB: 05/02/1945
স্বার্থ/ FEMALE

Download Date: 14/07/2021

7845 1227 7505

VID : 9190 4346 5549 9607

আমার আধার, আমার পরিচয়

Sabita Sur



তথ্য

- আধার পরিচয়ের প্রমাণ, নাগরিকত্বের প্রমাণ নয়
- নিরাপত্তা কিউআর কোড / অফলাইন এক্সএমএল / অনলাইন প্রমাণীকরণ ব্যবহার করে পরিচয় যাচাই করুন।
- এটা এক ইলেকট্রনিক প্রক্রিয়ায় তৈরী পত্র

INFORMATION

- Aadhaar is a proof of identity, not of citizenship.
- Verify identity using Secure QR Code/ Offline XML/ Online Authentication.
- This is electronically generated letter.

- আধার সারা দেশে মান্য
- আধার আপনাকে বিভিন্ন সরকারী ও বেসরকারী পরিসেবা প্রাপ্তিতে সাহায্য করে।
- আধারে আপনার মোবাইল নাম্বার ও ইমেইল আইডি আপডেটে রাখুন।
- আধার নিজের স্মার্ট ফোনে রাখুন, mAadhaar App যারা।

- Aadhaar is valid throughout the country.
- Aadhaar helps you avail government and non-Government services easily.
- Keep your mobile number & email ID updated in Aadhaar.
- Carry Aadhaar in your smart phone – use mAadhaar App.



ভারতীয় বিশিষ্ট পরিচয় প্রাধিকারন
Unique Identification Authority of India



ঠিকানা:
309, ওলাইচন্দিতলা, হুগলী চিহুরা (এম), হুগলী,
পশ্চিমবঙ্গ - 712103

Address:
309, OLAICHANDITALA, Hooghly Chinsurah
(M), Hooghly,
West Bengal - 712103



7845 1227 7505

VID : 9190 4346 5549 9607



1847



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Major Information of the Deed

Deed No :	I-0601-00247/2024	Date of Registration	08/01/2024
Query No / Year	0601-8000027600/2024	Office where deed is registered	
Query Date	03/01/2024 3:14:22 PM	D.S.R. - I HOOGHLY, District: Hooghly	
Applicant Name, Address & Other Details	Tapan Halder Thana : Chinsurah, District : Hooghly, WEST BENGAL, Mobile No. : 9339799465, Status :Others		
Transaction	Additional Transaction		
[0138] Sale, Development Power of Attorney after Registered Development Agreement	[4305] Other than Immovable Property, Declaration [No of Declaration : 2], [4311] Other than Immovable Property, Receipt [Rs : 20,00,000/-]		
Set Forth value	Market Value		
Rs. 2/-	Rs. 51,52,498/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 100/- (Article:48(g))	Rs. 20,053/- (Article:E, E, B,)		
Remarks	Development Power of Attorney after Registered Development Agreement of [Deed No/Year]:- 060100035/2024 Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :

District: Hooghly, P.S:- Chinsurah, Municipality: HOOGHLY-CHINSURAH, Road: Sarat Sarani (Olai Chanditala),
Mouza: Bali, Pin Code : 712103

Sch No	Plot Number	Khatian Number	Land Use Proposed ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	LR-2101	LR-8373	Bastu Bastu	0.11 Acre	1/-	42,74,998/-	Width of Approach Road: 13 Ft., Adjacent to Metal Road, , Project Name :
Grand Total :				11Dec	1 /-	42,74,998 /-	

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	1300 Sq Ft.	1/-	8,77,500/-	Structure Type: Structure
Gr. Floor, Area of floor : 650 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 5 Years, Roof Type: Pucca, Extent of Completion: Complete					
Floor No: 1, Area of floor : 650 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 5 Years, Roof Type: Pucca, Extent of Completion: Complete					
Total :		1300 sq ft	1 /-	8,77,500 /-	

Principal Details :

SI No	Name,Address,Photo,Finger print and Signature
1	Smt Sabita Sur (Presentant) Wife of Shri Malay Sur 309, Olaichanditala, City:- Hooghly-chinsurah, P.O:- Hooghly, P.S:-Chinsurah, District:- Hooghly, West Bengal, India, PIN:- 712103 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: CWxxxxx5Q, Aadhaar No: 78xxxxxxx7505, Status :Individual, Executed by: Self, Date of Execution: 04/01/2024 , Admitted by: Self, Date of Admission: 04/01/2024 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 04/01/2024 , Admitted by: Self, Date of Admission: 04/01/2024 ,Place : Pvt. Residence

Attorney Details :

SI No	Name,Address,Photo,Finger print and Signature
1	SATYAM CONSTRUCTION PRIVATE LIMITED Akash Apartment, 1st Floor, Gopalpur, City:- , P.O:- Asansol, P.S:-Asansol, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713304 , PAN No.:: AXxxxxx9E,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

Representative Details :

SI No	Name,Address,Photo,Finger print and Signature
1	Shri Bichitra Ranjan Das Son of Late Brajendralal Das 434, Sarat Sarani, Olaichanditala, City:- Hooghly-chinsurah, P.O:- Hooghly, P.S:-Chinsurah, District:-Hooghly, West Bengal, India, PIN:- 712103, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: ACxxxxx3P, Aadhaar No: 47xxxxxxx4001 Status : Representative, Representative of : SATYAM CONSTRUCTION PRIVATE LIMITED (as Director)

Identifier Details :

Name	Photo	Finger Print	Signature
Mr Tapan Halder Son of Late Nityananda Halder Cns Court, City:- , P.O:- Chinsurah, P.S:- Chinsurah, District:-Hooghly, West Bengal, India, PIN:- 712101			
Identifier Of Smt Sabita Sur, Shri Bichitra Ranjan Das			

Transfer of property for L1

SI.No	From	To. with area (Name-Area)
1	Smt Sabita Sur	SATYAM CONSTRUCTION PRIVATE LIMITED-11 Dec

Transfer of property for S1

SI.No	From	To. with area (Name-Area)
1	Smt Sabita Sur	SATYAM CONSTRUCTION PRIVATE LIMITED-1300.00000000 Sq Ft

Land Details as per Land Record

District: Hooghly, P.S:- Chinsurah, Municipality: HOOGHLY-CHINSURAH, Road: Sarat Sarani (Olai Chanditala),
Mouza: Bali, Pin Code : 712103

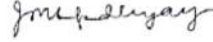
Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 2101, LR Khatian No:- 8373	Owner:সবিতা সূর, Gurdian:মদন সূর, Address:বিজ , Classification:বাড়, Area:0.11000000 Acre,	Owner Name not selected by applicant.

Endorsement For Deed Number : I - 060100247 / 2024

On 03-01-2024

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 51,52,498/-



Jayanti Mukhopadhyay
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - I HOOGHLY
Hooghly, West Bengal

On 04-01-2024

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

Presented for registration at 05:00 hrs on 04-01-2024, at the Private residence by Smt Sabita Sur ,Executant.

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

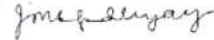
Execution is admitted on 04/01/2024 by Smt Sabita Sur, Wife of Shri Malay Sur, 309, Olaichanditala, P.O: Hooghly, Thana: Chinsurah, , City/Town: HOOGHLY-CHINSURAH, Hooghly, WEST BENGAL, India, PIN - 712103, by caste Hindu, by Profession House wife

Identified by Mr Tapan Halder, , Son of Late Nityananda Halder, Cns Court, P.O: Chinsurah, Thana: Chinsurah, , Hooghly, WEST BENGAL, India, PIN - 712101, by caste Hindu, by profession Law Clerk

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

Execution is admitted on 04-01-2024 by Shri Bichitra Ranjan Das, Director, SATYAM CONSTRUCTION PRIVATE LIMITED, Akash Apartment, 1st Floor, Gopalpur, City:- , P.O:- Asansol, P.S:-Asansol, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713304

Identified by Mr Tapan Halder, , Son of Late Nityananda Halder, Cns Court, P.O: Chinsurah, Thana: Chinsurah, , Hooghly, WEST BENGAL, India, PIN - 712101, by caste Hindu, by profession Law Clerk



Jayanti Mukhopadhyay
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - I HOOGHLY
Hooghly, West Bengal

On 05-01-2024

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 20,053.00/- (B = Rs 20,000.00/- ,E = Rs 21.00/- ,H = Rs 28.00/- ,M(b) = Rs 4.00/-) and Registration Fees paid by by online = Rs 20,053/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 04/01/2024 11:34AM with Govt. Ref. No: 192023240335718788 on 04-01-2024, Amount Rs: 20,053/-, Bank: SBI EPay (SBlePay), Ref. No. 0381791431727 on 04-01-2024, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 71/- and Stamp Duty paid by online = Rs 0/-
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 04/01/2024 11:34AM with Govt. Ref. No: 192023240335718788 on 04-01-2024, Amount Rs: 0/-, Bank: SBI
EPay (SBIPay), Ref. No. 0381791431727 on 04-01-2024, Head of Account

Jayanti Mukhopadhyay

**Jayanti Mukhopadhyay
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - I HOOGHLY
Hooghly, West Bengal**

On 08-01-2024

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.

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 71/- and Stamp Duty paid by Stamp Rs 100.00/-
Description of Stamp

1. Stamp: Type: Impressed, Serial no 581, Amount: Rs.100.00/-, Date of Purchase: 03/01/2024, Vendor name: Akg

Jayanti Mukhopadhyay

**Jayanti Mukhopadhyay
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - I HOOGHLY
Hooghly, West Bengal**

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 0601-2024, Page from 8864 to 8887

being No 060100247 for the year 2024.



Jayanti Mukhopadhyay

Digitally signed by JAYANTI MUKHOPADHYAY
Date: 2024.01.09 16:18:29 -08:00
Reason: Digital Signing of Deed.

(Jayanti Mukhopadhyay) 09/01/2024
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - I HOOGHLY
West Bengal.