

T 1388/18



পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

Z 224627

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.

Additional District Sub-Registrar,
Garia South 24 Parganas 19 MAR 2018

**REGISTERED POWER OF ATTORNEY AFTER
REGISTERED DEVELOPMENT AGREEMENT**

KNOW ALL MEN BY THESE PRESENTS I SMT. RAKHI

SARKAR (PAN NO. AUMPS3078G) wife of- Sri Partha Sarathi Sarkar, by faith- Hindu, by occupation- Service, by nationality- Indian, residing at- 4H, 1st Lane, Russa Road (South), P.S.- Tollygunge, Kolkata- 700033, being the owner of the land as described in the Schedule hereunder do hereby nominate, constitute and appoint **S.P.**

CONSTRUCTION (PAN NO. ADIFS6473Q) a Partnership Firm having its office at - 610, East Tentulberia, P.O.- Panchpota, P.S.- Sonarpur, Kolkata- 700152

13 MAR 2018

6614

Date 13 March 2018
Said to D. Shastri
of Hyd. ind
Rupees 100

Das
Sankar Das
Stamp Vendor
Alipore Police Court
South 24 Pgs., Kol-27



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Additional District Sub-Registrar,
Garia South 24 Parganas

19 MAR 2018

Identified by me
Abhijit Saha
High Court, Calcutta
S/o. Prabir Saha
House No. 14/1

and represented by its Partners namely (1) **SRI SUKANTA KUMAR MONDAL**, (PAN NO. AHBPM1094Q) son of Sri Subir Mondal, (2) **SRI SUBRATA NASKAR** (PAN NO. ACKPN6880H) son of Sri Santosh Naskar, both by faith - Hindu, by occupation- Business, residing at Dhalua, P.S.- Sonarpur, Kolkata-700152, (3) **SRI PINTU DEBNATH** (PAN NO. AGHPD4819P) son of- Late Anil Debnath, by faith- Hindu, by occupation- Business, by nationality- Indian, residing at- L-7, Sreenagar Main Road, P.O.- Panchasayar, Police Station- Purba Jadavpur, Kolkata- 700094 and (4) **SRI PINTU MONDAL** (PAN NO. BWCPM7030B) son of- Sri Kanai Chandra Mondal, by faith- Hindu, by occupation- Business, residing at- Radhanagar, P.S.- Sonarpur, Kolkata- 700150 to be the true and lawful constituted Attorney for me in my name and on behalf of me to do all or any of the following acts, deeds and things:-

WHEREAS the Landowner herein is the owner of the land measuring more or less 4 (four) cottahs 0 (zero) chittack 0 (zero) sq. ft. and the said land has been morefully described in the Schedule written hereunder;

AND WHEREAS Sri Pulin Behari Chakraborty, Sri Amulya Ranjan Chakraborty & Sri Santosh Ranjan Chakraborty, all sons of- Late Hara Kumar Chakraborty jointly acquired some land by a Patta dated 02.05.1953 executed in their favour by Nirmal Chandra Naskar and others at Mouza- Dhalua and they constructed their respective dwelling huts with joint family firm thereon;

AND WHEREAS subsequently the said three brothers gradually acquired other properties by different Sale Deeds some standing in the name of one brother some in the name of another brother by their joint family fund contributed by them respectively and they jointly possess those properties. That by Kobalas dated 07.06.1956 and 15.07.1956 one Narendra Nath Mondal and Jyotindra Nath Mondal sold 1.07¹/₂ acres of land of C.S. Khatian No.- 171 in favour of three brothers but they could not give possession of that land as there were some tenants on that particular land, and than when Pulin Behari Chakraborty, Amulya Ranjan Chakraborty, Santosh Ranjan Chakraborty were about to take legal steps against the said Narendra Nath Mondal and Jyotindra



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Additional District Sub-Registrar,
Garia South 24 Parganas

19 MAR 2019

Nath Mondal came to a compromise with the said three brothers and accordingly in exchange of the said $1.07\frac{1}{2}$ acres of land covered by the Kobalas dated 07.06.1956 and 15.07.1956 and on taking another Rs. 1000/- in cash from the three brothers and said Narendra Nath Mondal and Jyotindra Nath Mondal executed a fresh Kobala on 24.06.1958 registered on 27.06.1958 in respect of C.S. Dag No.- 275 area of land $56\frac{2}{3}$ decimal and C.S. Dag No.- 163 area of land 1.96 acres in C.S. Khatian No.- 191, in favour of aforesaid three brothers but this Kobala was written in Benami in the name of Hari Bhushan Chakraborty son of Sri Jyotindra Nath Chakraborty brother-in-law of aforesaid Pulin Behari Chakraborty and the said Kobala was registered at the office of Sub. Registrar, Baruipur and recorded in Book No.- I, Volume No.- 65, Pages 37 to 38, Being No.- 5152 for the year 1958;

AND WHEREAS said Hari Bhushan Chakraborty being the benamdar of aforesaid three brothers did not pay any money or cost for the aforesaid Kobala nor did he ever possessed the aforesaid land and said Hari Bhushan Chakraborty admitted that he was a Benamdar in the Sale Deed No.- 5152 of 1958 by lodging a General Diary being entry No.- 646 dated 14.04.1965 at Sonarpur Police Station. Thereafter aforesaid three brothers affected an amicable partition with one Debendra Nath Mondal being the co-sharer of Narendra Nath Mondal and Jyotindra Nath Mondal and the aforesaid Deed of Partition was executed on 12.08.1960, wherein said Hari Bhushan Chakraborty being the Benamdar of aforesaid three brothers was cited as the Party of the First Part and Debendra Nath Mondal was cited as the Party of the Second Part in the said Deed of Partition by which three brothers exclusively got an area of land of 85 decimal in C.S. Dag No.- 275 and an area of land of 2.94 acres in C.S. Dag No.- 163, at Mouza- Dhalua and the said Deed of Partition was registered at the office of Sub. Registrar, Baruipur and recorded in Book No.- I, Volume No.- 89, Pages 121 to 125, Being No.- 7884 for the year 1960;

AND WHEREAS Sri Pulin Behari Chakraborty died intestate on 03.04.1964 leaving behind his wife Smt. Sandhya Rani Chakraborty, 5 (five) daughters



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Additional District Sub-Registrar,
Garia South 24 Parganas

19 MAR 2018

namely (1) Smt. Mamata Banerjee nee Chakraborty, wife of- Sri Bhunjangalal Banerjee, (2) Smt. Anita Das, wife of- Sri Bhola Nath Das, (3) Smt. Kabita Chakraborty, wife of- Sri Haru Chakraborty, (4) Smt. Namita @ Swapna Chakraborty, wife of- Sri Thakurdas Chakraborty, (5) Smt. Sikha Das nee Chakraborty, wife of- Sri Susanta Das and 3 (three) sons namely (1) Sri Tarun Kanti Chakraborty, (2) Sri Tapas Kanti Chakraborty, (3) Sri Tushar Kanti @ Tapan Kanti Chakraborty as his legal heirs and successors, and all of them jointly inherited his share of land with their other co-sharers;

AND WHEREAS Sri Amulya Ranjan Chakraborty and Sri Santosh Ranjan Chakraborty being Plaintiffs instituted a Partition Suit being Title Suit No.- 78 of 1967 before the Learned 1st Sub. Judge at Alipore, against the afore-said 9 (nine) legal heirs of Late Pulin Behari Chakraborty namely (1) Smt. Sandhya Rani Chakraborty, (2) Smt. Mamata Banerjee nee Chakraborty, (3) Smt. Anita Das, (4) Smt. Kabita Chakraborty, (5) Smt. Namita @ Swapna Chakraborty, (6) Smt. Sikha Das nee Chakraborty, (7) Sri Tarun Kanti Chakraborty, (8) Sri Tapas Kanti Chakraborty and (9) Sri Tushar Kanti @ Tapan Kanti Chakraborty being the Principal Defendants and Sri Hari Bhushan Chakraborty, Sri Jatindra Nath Chakraborty, Sri Kebal Sarkar, Sri Rabindra Nath Mridha, Sri Arun Kanti Biswas, Sri Debendra Nath Mondal, Sri Nani Gopal Das, Sri Manindra Kumar Mazumdar and Sri Upendra Kumar Mazumdar being the Proforma Defendants and the said Title Suit was finally decreed on 30.05.1968 by the Learned 1st Sub. Judge at Alipore, on the basis of compromise petition filed by the parties and the said compromise petition being the Solenama had been treated as part of the Final Decree, as per Solenama Sri Santosh Ranjan Chakraborty being the Plaintiff No.- 2 was absolutely allotted an area of land of 85 decimal comprised in C.S. Khatian No.- 191, C.S. Dag No.- 275, corresponding to R.S. Khatian No.- 221, R.S. Dag No.- 122 at Mouza- Dhalua, Police Station- Sonarpur, along with other landed properties as morefully mentioned in the "Schedule- Kha" in the said compromise petition;



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Additional District Sub-Registrar,
Garia South 24 Parganas

9 MAR 2010

AND WHEREAS thereafter on 13.12.1972 Sri Santosh Ranjan Chakraborty sold the afore-stated entire land of 85 decimal to (1) Sri Manik Lal Ghosh, (2) Sri Ratan Lal Ghosh, (3) Sri Panna Lal Ghosh, (4) Biman Chandra Ghosh (being minor), all sons of- Sri Umesh Chandra Ghosh by virtue of a Sale Deed registered before Sub. Registrar, Sonarpur and recorded in Book No. I, Volume No. 52, Pages 149 to 152, Being No. 3944, for the year 1972;

AND WHEREAS after purchasing the said land of 85 decimal (1) Sri Manik Lal Ghosh, (2) Sri Ratan Lal Ghosh, (3) Sri Panna Lal Ghosh, (4) Biman Chandra Ghosh jointly mutated their names in the records of BL& LRO and their names have been published in the L.R. Settlement Record-of-Rights (Parcha) in respect of the said lands and after the death of Biman Chandra Ghosh in an unmarried stage on 07.10.1985 and that of his father Umesh Chandra Ghosh their share of land in the afore-stated land devolved upon (1) Sri Manik Lal Ghosh, (2) Sri Ratan Lal Ghosh and (3) Sri Panna Lal Ghosh and thereafter on 25.03.2013, Sri Manik Lal Ghosh, (2) Sri Ratan Lal Ghosh and (3) Sri Panna Lal Ghosh sold the land measuring about 4 cottahs in R.S. Khatian No.- 221, R.S. Dag No.- 122 corresponding to L.R. Dag No. 128, Mouza- Dhalua to Smt. Rakhi Sarkar (the Landowner herein), by virtue of a Deed of Sale which was registered before D.S.R.-IV, Alipore and recorded in Book No. I, C.D. Volume No. 14, Pages 2193 to 2208, Being No. 2579, for the year 2013 and thereafter Smt. Rakhi Sarkar (the Landowner herein) mutated her name before the BL&LRO Sonarpur and L.R. Record-of-Rights (Parcha) has been published in her name in respect of the said land and at present the Landowner herein has been enjoying the ownership of the said land;

AND WHEREAS the Landowner herein being desirous of construction of a new multi-storied building on the said Scheduled premises have approached S.P. CONSTRUCTION the Developer, and the said Developer has agreed to develop the same and accordingly a Development Agreement has been executed between the Landowner and the said Developer under certain terms and conditions stated in that said Development Agreement which has been duly registered on



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Additional District Sub-Registrar,
Garia South 24 Parganas

19 MAR 2010

17/03/18 before A.D.S.R. Garia and recorded in Book No. I, Being No 1384, for the year 2018;

AND WHEREAS in order to develop the said premises as per the said Development Agreement the Landowner herein have decided to execute this General Power of Attorney in favour of (1) SRI SUKANTA KUMAR MONDAL, son of Sri Subir Mondal, (2) SRI SUBRATA NASKAR son of Sri Santosh Naskar, (3) SRI PINTU DEBNATH son of- Late Anil Debnath and (4) SRI PINTU MONDAL son of- Sri Kanai Chandra Mondal:-

1. To hold the said premises for the purpose of construction and every part thereof (except Land Owners allocation) and receive and/or deliver possession of proportionate share of land thereof to any person or persons desirous of purchasing the same and also to manage, maintain and administer the said premises every part thereof.
2. To demand, recover and receive consideration premium and/or rents, mense profits license fees, damages, electricity charges, service Municipal Taxes and Rates and all other sums or moneys receivable in respect of the said premises or any part thereof (except Land Owners allocation) any share or shares therein from the occupants/licensees/purchasers of the said premises and to make all just and reasonable allowance in respect thereof and to take all necessary steps whether by action, distress or otherwise to recover any sum of money in arrears in respect of the said premises from all or any one of more of the occupants/licensees purchasers of the said premises or any portion or portions thereof and to raise bills and grant, valid, receipt and discharges therefore without making me liable which shall fully exonerate the persons paying such money.
3. To pay all rents and taxes, charges expenses and other out goings whatsoever payable for or an account of the said premises or any portion thereof or any undivided share or shares therein and to ensure any building thereon against loss or damages by fire and/or



a
Additional District Sub-Registrar,
Garia South 24 Parganas

19 MAR 2018

other risks as be deemed necessary and/or desirable by my said Attorney and to pay all premium for such insurance.

4. To enforce any covenant in any Agreement, Sale Deed, Declaration and/or License or Tenancy Agreement or any other document relating to the newly constructed building at the said premises or any part thereof (except Land Owners' allocation) and if any right to re-enter arises in any manner under each covenants or under Notice to quit them to exercise such rights, amongst others.
5. To warn off and prohibit and if necessary proceed against in due form of law against all trespasses on the said premises or any part thereof for taking possession and to take appropriate steps whether by action or distress or otherwise and to abate all nuisance and for such to enter into all contracts or arrangement with the trespassers.
6. To appoint and terminate the appointment of Architect and to get prepared plans for demolition, construction and/or re-construction of and/or additions and/or alteration to any new or existing Building or Buildings or Structures on the said premises or any portion or portions thereof.
7. To make sign and verify all applications or objections to appropriate authorities for all and any License permission or consent etc. required by law in connection with management of the property or properties mentioned in Schedule below.
8. To effect mutation or separation of holding in the Revenue in Settlement Offices or Competent Authorities and sign all applications or objections or hearing and swear Affidavits relating to mutation or any other purpose in my names and on my behalf.
9. To appear for and represent before the Board of Revenue, Collector any District Sub-Divisional Officer, any Magistrate Judge, Munsif, BL&LRO Office, Settlement Offices, Rajpur Sonarpur Municipality,



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Additional District Sub-Registrar,
Garia South 24 Parganas

19 MAR 2018

Improvement Trust, C.M.D.A. Fire Brigade, Commissions of any Division on all matter and things relating to estate or its affairs.

10. To appear before and execute all formalities to submit plan, before the Rajpur Sonarpur Municipality.
11. To pay fees, obtain sanction for principal plan and/or allocation and modification of plan and to take delivery of the same and such other orders and permissions from the necessary authorities including the Rajpur Sonarpur Municipality be expedient for sanctioning and/or modification and/or alterations of plans and also to submit and take delivery of title deeds concerning the said premises documents as be required by the necessary authorities.
12. To build upon and exploit commercially the said premises by making construction of building or buildings, thereon and for that to arrange by me take down demolish structure of whatsoever nature existing thereon or as may be constructed in future.
13. To appoint any Contractor/Sub-Contractor for construction work or building thereon and to cancel the same and engage new contractor to be done by his own discretion as if my do the same personally.
14. To apply for and obtain such certificate, permissions and clearance including certificate and/or permissions from Govt. of West Bengal Housing Department under the Income Tax Act or other law relating to Revenue and/or Land and/or Building both Urban and Rural as may be required for execution and/or Registration of any Sale Deed, lease deed, mortgage deed or other documents (except Land Owners' allocation) of transfer of his allocation as mentioned in the Development Agreement concerning the said premises and also to appear before and sign and submit all papers and submit all papers and documents and make representations to the



৬

Additional District Sub-Registrar,
Garia South 24 Parganas

9 MAR 2018

necessary authorities for getting such certificate and/or permissions.

15. To negotiate on terms for and to agree and to sell the said space /spaces with flats and/or proportionate land to be lying or situate with common space and car parking space/spaces/share etc. in the premises except my allocation as mentioned in the Indenture of even dated to any Purchaser or Purchasers either for space, proportionate share of land and/or space with super structures and/or flat or flats as such price which the said Attorney in his absolute discretion think proper.
16. To collect the maintenance charges, service charges or whatsoever charges from the intending Purchaser or Purchasers as he thinks fit.
17. To agree upon and to enter into any Agreement or Agreements and/or for to any party or portions or Firm and Company sale or sales of space or spaces with super structures or flats proportionate share of land and/or cancel and repudiate the same with the intending Purchaser or Purchasers except owner's allocation as mentioned in the said Indenture of Development Agreement.
18. To receive from the Intending Purchaser or Purchasers any booking money and/or earnest money or advance or advances and also the balance of the purchase money in respect of Developers Allocation and to give good valid receipt and discharges for the same without making me liable which will protect the Purchaser or Purchasers.
19. Upon such receipt as aforesaid in my names and as my act and deed to sign and to execute and to deliver any Conveyance or Conveyances for the selling of proportionate share of land and/or flat/flats and/or space with super structures and/or flat /flats/space proposed to be constructed in respect of Developers



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Additional District Sub-Registrar,
Garia South 24 Parganas

19 MAR 2018

Allocation and maintenance and easement rights of the common areas of the proposed selling of space/flat/ proportionate share of land in favour of the Purchaser or Purchasers or their nominee or nominees my said Attorney also join as vendor in the Conveyance or Conveyances of the proposed sale if the said Attorneys receipt and acknowledge the advance and/or booking money and/or earnest money and/or full consideration money from the intending Purchaser or Purchasers in my names be treated as receipt and respectively from the Intending Purchaser or Purchasers. Save and except my allocation as mentioned in Indenture made between the parties. The Developer could not deliver possession of its allocation without giving delivery of Owners allocation first in terms of obligation on the part of the Developer as set-forth in the Agreement as entered between the Owners and the Developer including Development Agreement.

20. To sign and execute all other deeds, instruments and assurance which he shall consider necessary and to enter into and/or agree to such covenant and condition as may be required for fully and effectually conveying the said proportionate share of land flat/flats, flat/space in respect of Developers Allocation together with the easement right of the common passage as, I, myself to personally present.
21. To prepare sign, execute, submit, enter into modify cancel, alter, draw approve present for registration and admit registration of all papers, documents, deeds, contractors, agreement, tenancy Agreement, Surrender Deed, Cancellation Deed, Nomination Deed, Rectification Deed, Declaration, Affidavit applications consent and other documents as may in any way be required to be so done for or in connection with all or any of the powers herein contained including sale except Owners allocation, assignment, tenancies



4
Additional District Sub-Registrar,
Garia South 24 Parganas

9 MAR 2018

and/or leave and license, permissions of the said premises and every or any part thereof and the termination of all contracts rights of occupancy user and/or enjoyment by any person or persons whatsoever and also in connection with observing fulfilling and performing all the terms, conditions and covenants on my part to be observed fulfilled and performed under the said Development Agreement.

22. To commence, prosecute enforce, defend answer or oppose all actions and other legal proceedings and demand touching any of the matters aforesaid or any other matter relating to the said Premises in which my is now or may hereafter be interested or connected and also if though fit, give evidence and compromise refer to Arbitration abandon, submit to judgement or before non-suited in any such action or proceedings as aforesaid before any Court Civil or Criminal or Revenue including the Rent Controller, District Court and Small Causes Court.
23. To appear and represent before any court including Hon'ble High Court and also Tribunals for and on my behalf and to appoint and engage Advocate for instituting or defending any suit or proceedings in court of Law and to sign all complaints, applications, petitions, written statements, etc., and to affirm any affidavit on my behalf and in doing it, may appoint Lawyer and to pay fees and charges and sign the Vakalatnama on my behalf for the purpose of the same in respect of the said property described in the Schedule hereunder.
24. To receive any payment and/or deposit all monies including the Court Fee, Stamp Duty, Rectification Fees, receive refunds and in receive and grant, valid, receipts and discharge in respect thereof.



2

Additional District Sub-Registrar,
Garia South 24 Parganas

9 MAR 2016

25. For the better and more effectually executing the powers or authorities aforesaid to retain and employ Solicitors, Architects Mukhters and/or debt collecting or other agents.
26. To institute conduct and defend all proceedings for acquisition and/or requisition in respect of the said Premises or any part thereof and to receive compensation payable in respect thereof in respect of Developer's Allocation and also to grant, valid, receipts and discharges thereof.
27. To appear and represent as before all authorities make commitments and give undertakings as be required for all or any of the purpose herein contained.
28. To appear before the Rajpur Sonarpur Municipality and/or other Authorities regarding the Tax Assessment or in any other way relating to the said Premises or any portion thereof or any undivided share or shares therein.
29. To observe fulfil and perform all the terms, conditions and obligations on my part to be observed fulfilled and performed under the said Development Agreement and to exercise all my rights therein.
30. To appoint and/or terminate the appointment from time to time and to make other or others of any substitute or substitutes for exercising all or any of the authorities herein above contained.
31. This General Power of Attorney is related and collateral covenants documents of registered Development Agreement which has been duly registered at A.D.S.R. Garia of even dated in respect of Schedule Property between the Landowner and the Developer herein.
32. This Power of Attorney shall remain restricted only for the Development of the said property mentioned in Schedule hereunder and construction of the proposed building and Agreements for Sale and Sale Deeds in respect



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Additional District Sub-Registrar,
Garia South 24 Parganas

9 MAR 2018

of only Developer's share of Allocation at the said premises as per the said Development Agreement.

33. The Attorney is authorised to deal with the Developer's Allocation only by this Power of Attorney and however they will not enjoy any power to deal with the owner's allocation.

AND GENERALLY to do all acts, deeds and things concerning the said Premises or in any part thereof and for better exercise of the authorities herein contained which we could have lawfully done under my own hands and seals, if personally present.

SCHEDULE ABOVE REFERRED TO

ALL THAT piece and parcel of land containing an area of **4 (four) cottahs 0 (zero) chittack 0 (zero) sq. ft.** be the same a little more or less comprised in and formed under Mouza – Dhalua, J.L. No. 43, Touzi No. 340-342, R.S. Khatian No. 221, L.R. Khatian No. 3510, R.S. Dag No. 122, L.R. Dag No. 128, Holding No. 450 Dhalua Uttar, within Ward No. 2, of Rajpur-Sonarapur Municipality under Sub-Registry Office- Garia, Police Station – Sonarpur within the District – 24 Parganas (South) and the said land is butted and bounded as follows :-

ON THE NORTH : By 12 ft. wide common passage;
ON THE SOUTH : By R.S. Dag No. 121;
ON THE EAST : By R.S. Dag No. 122;
ON THE WEST : By House of Srinivas Halder;

Sugandha Kumari Mondal



2

Additional District Sub-Registrar,
Garia South 24 Parganas

9 MAR 2015

IN WITNESS WHEREOF the Parties hereto have signed and executed these presents on the 19th day of **March, 2018** (Two Thousand and Eighteen).

SIGNED, SEALED & DELIVERED by

the **parties** at Calcutta in presence of:-

1. Abhijit Saha
Advocate
High Court, Calcutta

Parvati Saha.

SIGNATURE OF THE EXECUTANT

2. Babu Saha
Garia Kot -152

*Suganta Kumar Mondal
Subrata Naskar*

*Pintu Mondal.
Pintu Debnath*

SIGNATURE OF THE ACCEPTORS

Drafted by:-

Dibakar Bhattacharjee..
Dibakar Bhattacharjee
Advocate,

High Court, Calcutta.

WB-359/2001.



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Additional District Sub-Registrar,
Garia South 24 Parganas

19 MAR 2000

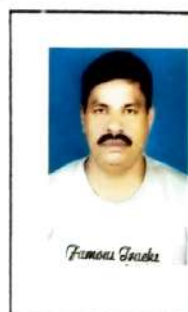
SPECIMEN FORM FOR TEN FINGER PRINTS



<i>Rakhi Sarda</i>		LITTLE FINGER	RING FINGER	MIDDLE FINGER	FORE FINGER	THUMB
	LEFT HAND					
		THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
RIGHT HAND						



<i>Suranta Kumar Mondal</i>		LITTLE FINGER	RING FINGER	MIDDLE FINGER	FORE FINGER	THUMB
	LEFT HAND					
		THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
RIGHT HAND						



<i>Subrata Dasgupta</i>		LITTLE FINGER	RING FINGER	MIDDLE FINGER	FORE FINGER	THUMB
	LEFT HAND					
		THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
RIGHT HAND						



<i>Pintu Debbarma</i>		LITTLE FINGER	RING FINGER	MIDDLE FINGER	FORE FINGER	THUMB
	LEFT HAND					
		THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
RIGHT HAND						




Additional District Sub-Registrar,
Garia South 24 Parganas

9 MAR 2018

SPECIMEN FORM FOR TEN FINGER PRINTS

PHOTO		LITTLE FINGER	RING FINGER	MIDDLE FINGER	FORE FINGER	THUMB
	LEFT HAND					
		THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
	RIGHT HAND					












		LITTLE FINGER	RING FINGER	MIDDLE FINGER	FORE FINGER	THUMB
	LEFT HAND					
		THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
<i>Pintu Nandi</i>	RIGHT HAND					

PHOTO		LITTLE FINGER	RING FINGER	MIDDLE FINGER	FORE FINGER	THUMB
	LEFT HAND					
		THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
	RIGHT HAND					

PHOTO		LITTLE FINGER	RING FINGER	MIDDLE FINGER	FORE FINGER	THUMB
	LEFT HAND					
		THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
	RIGHT HAND					



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Additional District Sub-Registrar,
Garia South 24 Parganas

19 MAR 2018


সরকারের প্রতীক
Government of India


পিন্টু দেবনাথ
Pintu Debnath
পিতা : অশ্বিন দেবনাথ
Father ANIL DEBNATH
জন্মতারিখ / DOB 02/11/1971
পুরুষ / Male



8195 0344 6961

আধার - সাধারণ মানুষের অধিকার

Pintu Debnath


আধার
Unique Identification Authority of India

ঠিকানা:
S/O: অশ্বিন দেবনাথ, গ্রাম-7,
শ্রীনগর মেইন রোড, পঞ্চসায়র,
পঞ্চসায়র, কোলকাতা, পশ্চিমবঙ্গ,
700094

Address:
S/O: Anil Debnath, L-7,
SRINAGAR MAIN ROAD,
Panchasayar, Panchasayar,
Kolkata, West Bengal 700094

8195 0344 6961

ভারত সরকার
Government of India

স্বতন্ত্র নাস্কর
Subrata Nasrkar
পিতা : সন্তোষ নাস্কর
Father : SONTOSH NASRKAR
জন্মতারিখ / DOB : 17/09/1973
সুত্র / Male

2691 1620 5120

আধার - সাধারণ মানসের অধিকার

Subrata Nasrkar

ভারত সরকার
Government of India

স্বতন্ত্র নাস্কর
S/O: Santosh Nasrkar,
232\বীজবল্লভীক ১, চারুমা
দ্বীপনর মেইন রোড, অক্ষিন
ব্যাংক, উত্তরবঙ্গ, পশ্চিমবঙ্গ,
মুর্শিদাবাদ ২৪ পরগণা, পশ্চিমবঙ্গ,
700152

Address:
S/O: Santosh Nasrkar,
A321BLOCK A, DHANUA
SRINAGAR MAIN ROAD, AXIS
BANK, Rajpur Sonarpur,
Panchgola, South 24 Parganas,
West Bengal, 700152

2691 1620 5120

 ভারত সরকার
Government of India



পিনু মন্ডল
Pinlu Mondal
পিতা : কানাই চন্দ্র মন্ডল
Father : KANAI Chandra Mondal
জন্ম সাল / Year of Birth : 1989
পুরুষ / Male



2757 0536 8849

আধার - সাধারণ মানুষের অধিকার

 ভারতীয় বৈশিষ্ট্য পরিচয় প্রাধিকরণ
Unique Identification Authority of India

ঠিকানা:
S/O কানাই চন্দ্র মন্ডল,
রাধানগর, সোনারপুর, দক্ষিণ ২৪
পরগণা, পশ্চিমবঙ্গ, 700150

Address:
S/O Kanai Chandra Mondal,
Radhanagar, Sonarpur, South
Twenty Four Parganas, West
Bengal, 700150

2757 0536 8849

 1947
1800 300 1947

 help@uidai.gov.in

 www

www.uidai.gov.in

Pinlu Mondal.



ভারতীয় বিশিষ্ট পরিচয় প্রাধিকারণ

ভারত সরকার

Unique Identification Authority of India
Government of India

অধিকারপত্র আইডি/Enrollment No.: 1040/19985/19617

To
রাখী সরকার
Rakhi Sarkar
4 H RUSSA ROAD SOUTH 1ST LANE
Tollygunge H.O.
Tollygunge Kolkata
West Bengal 700033

16342391



MN183423912DF



আপনার আধার সংখ্যা/Your Aadhaar No.:

4252 2864 9083

আধার - সাধারণ মানুষের অধিকার



সার্ব-সংস্কার

GOVERNMENT OF INDIA



রাখী সরকার
Rakhi Sarkar
পিতা : কাল্যান মুখোপাধ্যায়
Father : KALYAN MUKHOPADHYAY
জন্ম সাল / Year of Birth : 1970
মহিলা / Female

4252 2864 9083



আধার - সাধারণ মানুষের অধিকার

Rakhi Sarkar



তথ্য

- আধার পরিচয়ের প্রমাণ, নাগরিকদের প্রমাণ নয়।
- পরিচয়ের প্রমাণ অনলাইন যোগাযোগের মাধ্যমে প্রাপ্য।

INFORMATION

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

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

16342391



ভারতীয় বিশিষ্ট পরিচয় প্রাধিকারণ

রাখী সরকার
Rakhi Sarkar
পিতা : কাল্যান মুখোপাধ্যায়
Father : KALYAN MUKHOPADHYAY
জন্ম সাল / Year of Birth : 1970
মহিলা / Female

Address:
4 H RUSSA ROAD SOUTH
1ST LANE, Tollygunge H.O.
Tollygunge, Kolkata, West
Bengal, 700033



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ভারত সরকার

Government of India



সুকান্ত কুমার মণ্ডল
Sukanta Kumar Mondal
জন্মতারিখ / DOB 03/12/1971
পুরুষ / Male



5161 5920 8259

আধার - সাক্ষরিত মানুষের অধিকার



ভারতীয় বৈশিষ্ট্য পরিচয় প্রাধিকরণ

Unique Identification Authority of India

ঠিকানা:

S/O: সুবীর মণ্ডল, ঢালুয়া পশ্চিম
পাড়ো, নিকটে একতা ক্লাব,
পাঁচপোতা, পাঁচপোতা, দক্ষিণ ২৪
পরগনা, পশ্চিমবঙ্গ, 700152

Address:

S/O: Subir Mondal, DHALUA
PASCHIM PARA, NEAR EKATA
CLUB, PANCHPOTA, Panchpota,
South 24 Parganas, West Bengal,
700152

5161 5920 8259

1800 300 1967
1800 500 1967

1800 300 1967
1800 500 1967

www.aadhaar.gov.in

Sukanta Kumar Mondal

Major Information of the Deed




Deed No :	I-1629-01388/2018	Date of Registration	19/03/2018
Query No / Year	1629-1000083187/2018	Office where deed is registered	
Query Date	19/03/2018 1:49:47 PM	A.D.S.R. GARIA, District: South 24-Parganas	
Applicant Name, Address & Other Details	Abhijit Sinha High Court, Calcutta, Thana : Hare Street, District : Kolkata, WEST BENGAL, PIN - 700001, Mobile No. : 9088050565, Status : Advocate		
Transaction	Additional Transaction		
[0138] Sale, Development Power of Attorney after Registered Development Agreement			
Set Forth value	Market Value		
Rs. 5,00,000/-	Rs. 44,55,000/-		
Stamp duty Paid(SD)	Registration Fee Paid		
Rs. 100/- (Article:48(g))	Rs. 7/- (Article:E)		
Remarks	Development Power of Attorney after Registered Development Agreement of [Deed No/Year]:- 162901384/2018 Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :

District: South 24-Parganas, P.S:- Sonarpur, Municipality: RAJPUR-SONARPUR, Road: Dhulua Main Road, Mouza: Dhelua, Holding No:700152

Sch No	Plot Number	Khatian Number	Land Use Proposed	Land Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	LR-128	LR-3510	Bastu	Danga	4 Katha	5,00,000/-	44,55,000/-	Width of Approach Road: 12 Ft., Adjacent to Metal Road,
Grand Total :					6.6Dec	5,00,000 /-	44,55,000 /-	

Principal Details :






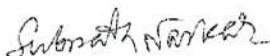



SI No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Fringingerprint	Signature
	Smt Rakhi Sarkar Wife of Mr Partha Sarathi Sarkar Executed by: Self, Date of Execution: 19/03/2018 , Admitted by: Self, Date of Admission: 19/03/2018 ,Place : Office	 19/03/2018	 LTI 19/03/2018	 19/03/2018
4H, 1st Lane, Russa Road South, P.O:- Tollygunge, P.S:- Tollygunge, District:-South 24-Parganas, West Bengal, India, PIN - 700033 Sex: Female, By Caste: Hindu, Occupation: Service, Citizen of: India, PAN No.:: AUMPS3078G, Status :Individual, Executed by: Self, Date of Execution: 19/03/2018 , Admitted by: Self, Date of Admission: 19/03/2018 ,Place : Office				

Major Information of the Deed :- I-1629-01388/2018-19/03/2018

Attorney Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	S.P.CONSTRUCTION 610, East Tentulberia, P.O:- Panchpota, P.S:- Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN - 700152, PAN No.: ADIFS6473Q, Status :Organization, Executed by: Representative


Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Mr Sukanta Kumar Mondal (Presentant) Son of Mr Subir Mondal Date of Execution - 19/03/2018, , Admitted by: Self, Date of Admission: 19/03/2018, Place of Admission of Execution: Office			
	Mar 19 2018 2:38PM	LTI 19/03/2018	19/03/2018	
Dhalua, P.O:- Panchpota, P.S:- Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN - 700152, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.: AHBPM1094Q Status : Representative, Representative of : S.P.CONSTRUCTION (as Partner)				
2	Name	Photo	Finger Print	Signature
	Mr Subrata Naskar Son of Mr Santosh Naskar Date of Execution - 19/03/2018, , Admitted by: Self, Date of Admission: 19/03/2018, Place of Admission of Execution: Office			
	Mar 19 2018 2:42PM	LTI 19/03/2018	19/03/2018	
Dhalua, P.O:- Panchpota, P.S:- Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN - 700152, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.: ACKPN6880H Status : Representative, Representative of : S.P.CONSTRUCTION (as Partner)				
3	Name	Photo	Finger Print	Signature
	Mr Pintu Debnath Son of Late Anil Debnath Date of Execution - 19/03/2018, , Admitted by: Self, Date of Admission: 19/03/2018, Place of Admission of Execution: Office			
	Mar 19 2018 2:41PM	LTI 19/03/2018	19/03/2018	
L-7, Sreenagar Main Road, P.O:- Panchasayar, P.S:- Purba Jadabpur, District:-South 24-Parganas, West Bengal, India, PIN - 700094, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.: AGHPD4819P Status : Representative, Representative of : S.P.CONSTRUCTION (as Partner)				

Major Information of the Deed :- I-1629-01388/2018-19/03/2018

Name	Photo	Finger Print	Signature
Mr Pintu Mondal Son of Mr Kana Chandra Mondal Date of Execution - 19/03/2018, , Admitted by: Self, Date of Admission: 19/03/2018, Place of Admission of Execution: Office	 Mar 19 2018 2:43PM	 LTI 19/03/2018	 19/03/2018
Radhanagar, P.O:- Sonarpur, P.S:- Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN - 700150, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.: BWCPM7030B Status : Representative, Representative of : S.P.CONSTRUCTION (as Partner)			

Identifier Details :

Name & address	
Mr Abhijit Sinha Son of Mr Prabir Sinha High Court, Calcutta, P.O:- G P O, P.S:- Hare Street, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700001, Sex Male, By Caste: Hindu, Occupation: Advocate, Citizen of: India, , Identifier Of Smt Rakhi Sarkar, Mr Sukanta Kumar Mondal, Mr Subrata Naskar, Mr Pintu Debnath, Mr Pintu Mondal	19/03/2018
	

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Smt Rakhi Sarkar	S.P.CONSTRUCTION-6.6 Dec

Land Details as per Land Record

District: South 24-Parganas, P.S:- Sonarpur, Municipality: RAJPUR-SONARPUR, Road: Dhulua Main Road, Mouza Dhelua, Holding No.700152

Sch No	Plot & Khatian Number	Details Of Land
L1	LR Plot No:- 128(Corresponding RS Plot No:- 122), LR Khatian No:- 3510	Owner:রাখি সরকার, Gurdian:পার্থসারথী, Address:লিঙ্গ, Classification:শালি, Area:0.16000000 Acre,

Endorsement For Deed Number : I - 162901388 / 2018

Major Information of the Deed :- I-1629-01388/2018-19/03/2018

On 19-03-2018

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

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

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

Presented for registration at 13:52 hrs on 19-03-2018, at the Office of the A.D.S.R. GARIA by Mr Sukanta Kumar Mondal .

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 44,55,000/-

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

Execution is admitted on 19/03/2018 by Smt Rakhi Sarkar, Wife of Mr Partha Sarathi Sarkar, 4H, 1st Lane, Russa Road South, P.O: Tollygunge, Thana: Tollygunge, , South 24-Parganas, WEST BENGAL, India, PIN - 700033, by caste Hindu, by Profession Service

Indetified by Mr Abhijit Sinha, , , Son of Mr Prabir Sinha, High Court, Calcutta, P.O: G P O, Thana: Hare Street, , City/Town: KOLKATA, Kolkata, WEST BENGAL, India, PIN - 700001, by caste Hindu, by profession Advocate

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

Execution is admitted on 19-03-2018 by Mr Sukanta Kumar Mondal, Partner, S.P.CONSTRUCTION, 610, East Tentulberia, P.O:- Panchpota, P.S:- Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN - 700152

Indetified by Mr Abhijit Sinha, , , Son of Mr Prabir Sinha, High Court, Calcutta, P.O: G P O, Thana: Hare Street, , City/Town: KOLKATA, Kolkata, WEST BENGAL, India, PIN - 700001, by caste Hindu, by profession Advocate

Execution is admitted on 19-03-2018 by Mr Subrata Naskar, Partner, S.P.CONSTRUCTION, 610, East Tentulberia, P.O:- Panchpota, P.S:- Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN - 700152

Indetified by Mr Abhijit Sinha, , , Son of Mr Prabir Sinha, High Court, Calcutta, P.O: G P O, Thana: Hare Street, , City/Town: KOLKATA, Kolkata, WEST BENGAL, India, PIN - 700001, by caste Hindu, by profession Advocate

Execution is admitted on 19-03-2018 by Mr Pintu Debnath, Partner, S.P.CONSTRUCTION, 610, East Tentulberia, P.O:- Panchpota, P.S:- Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN - 700152

Indetified by Mr Abhijit Sinha, , , Son of Mr Prabir Sinha, High Court, Calcutta, P.O: G P O, Thana: Hare Street, , City/Town: KOLKATA, Kolkata, WEST BENGAL, India, PIN - 700001, by caste Hindu, by profession Advocate

Execution is admitted on 19-03-2018 by Mr Pintu Mondal, Partner, S.P.CONSTRUCTION, 610, East Tentulberia, P.O:- Panchpota, P.S:- Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN - 700152

Indetified by Mr Abhijit Sinha, , , Son of Mr Prabir Sinha, High Court, Calcutta, P.O: G P O, Thana: Hare Street, , City/Town: KOLKATA, Kolkata, WEST BENGAL, India, PIN - 700001, by caste Hindu, by profession Advocate

Payment of Fees

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

Payment of Stamp Duty

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

1. Stamp: Type: Impressed, Serial no 6616, Amount: Rs.100/-, Date of Purchase: 13/03/2018, Vendor name: Samiran Das



Abhijit Bera
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. GARIA
South 24-Parganas, West Bengal

Major Information of the Deed :- I-1629-01388/2018-19/03/2018

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1629-2018, Page from 46160 to 46186

being No 162901388 for the year 2018.



Digitally signed by ABHIJIT BERA
Date: 2018.03.27 12:27:21 +05:30
Reason: Digital Signing of Deed.

(Abhijit Bera) 27-Mar-18 12:26:32 PM

ADDITIONAL DISTRICT SUB-REGISTRAR

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

West Bengal.

(This document is digitally signed.)