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W
17/04/22
0-703/75/22
Bijoy
on 11/9/22
on 15/09/22



C. Case No:- 142 for 2022

Certified that the document is admissible to registration. The signature above and the endorsement sheets attached with this document are the part of this document.

AG 701154

[Signature]

Addl District Sub - Registrar Garia
South 24-Pgs.

5 MAR 2022

DEVELOPMENT POWER OF ATTORNEY

THIS DEVELOPMENT POWER OF ATTORNEY is made on this ...11th day of ...March 2022 (Two Thousand and Twenty two) A.D.

Registrar General (L.R.)
Garia Police Court
Kolkata - 700 027

4096

- 2 MAR 2022

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

Name: Bijay Ghosh

Address: C-2 Rajmanayan Park

Vendor:.....

Kol-15A

Alipur Collectorate, 24 Pgs. (S)

SUBHANKAR DAS

STAMP VENDOR

Alipur Police Court, Kol-27

Kuntal Bose



near 457

Kuntal Bose



near 458



Shipra Bose

1100 9 AM 3 P

[Handwritten signature]



Addl District Sub - Registrar Genl
South 24 Pgs.

3 4 MAR 2022

2022 MAR 2022



near 459

Identified by :-

Sajal Kumar Bhattacharyya

Sajal Kumar Bhattacharyya (LL.B)

Advocate (Profession-Advocate)

Alipore Police Court

Kolkata - 700 027

S/o. Late Kalit Ch. Bhattacharyya

(1) **SMT. SHIPRA BOSE PAN: CLOPB2029M, AADHAAR No. 3426 2844 0225** Widow of Late Kedar Nath Basu @ Late Kedar Nath Bose and (2) **SRI KUNTAL BOSE PAN: CBZPB0966J, AADHAAR No.5792 3541 9968**, Son of Late Kedar Nath Basu @ Late Kedar Nath Bose, both by faith-Hindu, Nationality - Indian, being No.1 house-hold duties and No.2, by Occupation- Service, **both residing at Boral Majher-Para, P.O Boral, P.S. Formerly Sonarpur now Narendrapur, Kolkata-700154**, here-in-after called or referred to as **LAND OWNERS /PRINCIPALS** do hereby appoint, nominate and constitute as our **LAWFUL ATTORNEY** to our reliable **PROPRIETORSHIP-FIRM** named **PACIFIC CONSTRUCTION**, having its registered Office at **395-Boral Main Road, Rangkal, Kolkata-700084**, being its **SOLE PROPRIETOR SRI BIJOY GHOSH PAN: ADYPG4183B** Son of Late Lalmohan Ghosh, by faith-Hindu, Nationality-Indian, Occupation-Business, having his **residential address at: C/9, Rajnarayan Park, P.O. Boral, P.S. Narendrapur, Kolkata-700154**, here-in-after called and known as our **LAWFUL-ATTORNEY** to do or perform all or any inter-alia acts, deeds and things including others be mentioned here-in-after and we explain hereunder regarding the cause of execution of this **DEVELOPMENT POWER OF ATTORNEY**.

WHEREAS Be it needful to mentioned here that We, the aforesaid two **LAND OWNERS** have caused to execute this **DEVELOPMENT POWER OF ATTORNEY** as legal heirs or legatees of **LATE KEDAR NATH BASU @ LATE KEDAR NATH BOSE** aged about **67years**, Son of Late Moni Mohan Bose, who **unfortunately died on 25.08.2021**, leaving behind aforesaid two legal heirs who lawfully seized and possessed of the landed property mentioned hereunder **SCHEDULE** as **LAND-OWNERS** on the strength of law of inheritance or Hindu Succession Act and subsequently One **AFFIDAVIT** was given by aforesaid one of the Land owners being Land owner No.2 herein before the **FIRST CLASS JUDICIAL MAGISTRATE** Vide **Affidavit No. 15997, dated 18th November-2021** and as per said Affidavit, (1) **SMT. SHIPRA BOSE** noted as **WIDOW WIFE & No.2**, **SRI KUNTAL BOSE** as **LEGITIMATE SON**, both are the heirs of Late Kedar Nath Basu @ Kedar Nath Bose



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South 24-25a.

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was the deponent of said AFFIDAVIT here-in-after Called as **LAND OWNERS** in respect of the share of **LAND** left by Late Kedar Nath Basu @ Late Kedar Nath Bose (Which expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include their respective heirs, executors, administrators, legal-representatives and/or assigns) **here-in-after called** the **LAND OWNERS** of this **DEVELOPMENT POWER OF ATTORNEY**.

AND WHEREAS ALL the **OWNERS/GRANTORS** including said **KEDAR NATH BASU @ KEDAR NATH BOSE** since deceased, executed an **AGREEMENT FOR DEVELOPMENT**, registered at the Office of the **A.D.S.R. Sonarpur, South-24 Parganas, recorded in Book No.1, C.D. Volume No.18, Pages from 2436 to 2483, being No.08426 for the year 2014** and the said **DEVELOPMENT AGREEMENT** is the Self-Explanatory made between **ALL the LAND OWNERS** and the **DEVELOPER** for **PACIFIC CONSTRUCTION** details mentioned hereunder, where **LAND OWNERS** shall get 40%(Forty percent) of total Build-Up areas of the newly Constructed Building out of the total **land areas 7541 Sq. Ft.** more or less, equivalent to 10 Cottah 07 Chittack 26 Sq. Ft. and entire land lying and situated in R.S. Dag No.601, L.R. Dag No.768, Mouja -Boral, Pargana Magura, Touji-142, J. L. No.61, R.S. No.199, R.S. Khatian No.219, L.R. Khatian-288, 2551, 2544, 2545, 2546 and 2549 District: South-24 Parganas, now A.D.S.R. Office Garia, under the **Rajpur Sonarpur Municipality, Ward No.34, Holding No.510 Boral-C, Boal Majher Para, P.S. now Narendrapur, Kolkata-700154, West Bengal** and the aforesaid **heirs of Late Kedar Nath Basu @ Kedar Nath Bose** achieved as per **law of inheritance shall get the Share of constructed areas as per calculation against their areas of land 4(Four) Decimal** more or less OR **1743 Sq. Ft.** more or less and two heirs of Late Kedar Nath Bose @ Kedar Nath Bose mentioned above each heir is entitled to get 50:50 equally.

AND WHEREAS ALL the **OWNERS/GRANTORS** including said **SRI. KEDAR NATH BASU @ KEDAR NATH BOSE** since deceased, executed a **DEVELOPMENT POWER OF ATTORNEY** unto or **IN FAVOUR OF PACIFIC CONSTRUCTION A SOLE-**



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PROPRIETORSHIP FIRM, having its registered office at 395 Boral Main Road, Rangkal, Kolkata-700084 and said POWER OF ATTORNEY is a self-Explanatory, registered at the Office of the **A.D.S.R. Sonarpur, South-24Parganas, recorded in Book No.1, C.D. Volume No.18, Pages from 2421 to 2435, being No. 08427 for the year 2014.**

AND WHEREAS It is inevitable to mentioned here that above noted DEVELOPMENT AGREEMENT shall remain valid as per law but due to demise of the One of Land Owners named KEDAR NATH BASU @ KEDAR NATH BOSE (since deceased) the Legal heirs left by him details mentioned in Page-2, First-Para, his Widow-Wife SMT. SHIPRA BOSE and SRI KUNTAL BOSE as LEGITIMATE SON, here-in-after Called as the said two LAND OWNERS are under binding as per law to execute further DEVELOPMENT POWER OF ATTORNEY in respect of the share of LAND left by Late Kedar Nath Basu @ Late Kedar Nath Bose (Which expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include their respective heirs, executoes, administrators, legal representatives and assigns) **who left the areas of 'Danga' land 02(Two)Cottah 06(Six)Chittak 27(Twenty Seven)Sq. Ft.** which equivalent to **1737 Sq. Ft.** but as per L.R. (Last Revision Settlement record) Khatian No. 288 found areas of land of legal heirs of Late Kedar Nath Basu @ Kedar Nath Bose named Widow-Wife SMT. SHIPRA BOSE has got recorded areas of **land areas 02(Two) Decimal** under **L.R. Dag No.768, L.R. Khatian No.3825** and in the same way, areas of land recorded in the name of SRI KUNTAL BOSE as LEGITIMATE SON of Late Kedar Nath Basu @ Late Kedar Nath Bose measuring **land areas 02(Two)Decimal** under **L.R. Dag No.768, L.R. Khatian No.3826 i.e areas of land both said SMT. SHIPRA BOSE + KUNTAL BOSE is found 04 Decimal i.e 2.42Kt. or a little more or less which`equivalent to OR 1737 Sq. Ft.** more or less and each heir shall get constructed areas as per their share of land, be calculated against total constructed areas dividing areas of total land that shall be in the way (Total Construction/Total Land) x (areas of land of Two Land-Owners) herein and each



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get 50:50 ratio equally, followed by DEVELOPMENT AGREEMENT mentioned before.

AND WHEREAS According to undivided areas of land of SMT. SHIPRA BOSE + KUNTAL BOSE measuring **04 Decimal i. e 2.42Kt. or a little** more or less which equivalent to OR **1737Sq. Ft.** more or less is the subject matter for which we, legal heirs or two LAND OWNERS herein, have been compelled to execute this DEVELOPMENT POWER OF ATTORNEY as legal heirs of Late Kedar Nath Basu @ Late Kedar Nath Bose.

KNOW YE ALL BY THESE PRESENTS WITNESSETH THAT: WE, herein **SMT. SHIPRA BOSE**, Widow of Late Kedar Nath Basu @ Late Kedar Nath Bose and **(2) SRI KUNTAL BOSE**, Son of Late Kedar Nath Basu @ Late Kedar Nath Bose, PAN & AADHAAR No. mentioned in the beginning Para, both by faith-Hindu, Nationality - Indian, being No.1-house-hold duties and No.2, by Occupation- Service, both residing at Boral Majherpara, P.O Boral, P.S. Formerly Sonarpur now Narendrapur, Kolkata-700154, here-in-after called or referred to as **LAND OWNERS/PRINCIPALS**, by these presents **We do hereby** nominate, constitute and appoint the Proprietor of **M/S PACIFIC CONSTRUCTION** having **Office Address at : 395, Boral Main Road, Rangkal, Kolkata-700084**, **Represented by its sole Proprietor MR. BIJOY GHOSH**, son of Late Lal Mohan Ghosh, **residing at C/9, Rajnarayan Park, P.O. Boral, P.S. Sonarpur, now Narendrapur, Kolkata-700154** as **OUR TRUE AND LAWFUL ATTORNEY** to do all acts, deeds, things and perform all or any activities in respect of out below **SCHEDULE LAND** for us and on our behalf for betterment of us **including the following as under :-**

1. To look after, manage, demolish, supervise and administer said property.
2. To pay all rates, taxes, charges, expenses & other outgoings whatsoever payable for and on account of the said property or any part thereof.
3. To apply for and obtain sanction of a BUILDING PLAN from the Rajpur-Sonarpur Municipality in respect of the said property and to further apply for and



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obtain any modification or alterations thereto from time to time and at all times here-in-after at its own costs and expenses.

4. To sign and execute all Plans, Sketches, Maps, Declarations, including Boundary Declaration, forms, petitions, letters or any other documents relating to or in connection with the applying for and obtaining sanction of Building Plan in respect of the said property.

5. To obtain delivery of the Sanctioned Plan from the Rajpur-Sonarpur Municipality or any other authority or authorities.

6. To apply for and obtain amalgamation of the said property with the adjacent property as mentioned in the Development Agreement as per rules of the Rajpur-Sonarpur Municipality and to pay all fees, charges and expenses in respect thereof.

7. To apply for and obtain necessary permissions, and/or approvals and/or Sanctions and/or license from any statutory authority including the Rajpur-Sonarpur Municipality, Fire Brigade, Competent Authority under Urban Land (Ceiling & Regulations) Act, 1976, Authorized Officer under the West Bengal Building (Regulation of Promotion of Construction and Transfer by Promoters) Act, 1993, Directorate of Electricity, Government of West Bengal for obtaining permission for erecting, commissioning and operation of lift/elevator and all licensing authorities and any other statutory authority.

8. To appear and represent us before the necessary authorities including the Rajpur-Sonarpur Municipality, Fire Brigade, Competent Authority under the Urban Land (Ceiling & Regulations) Act, 1976 and Authorized Officer under the West Bengal Building (Regulation of Promotion of Construction and Transfer by Promoters) Act, 1993, Directorate of Electricity, Government of West Bengal in connection with the sanction, modification and/or Bengal Pollution Control Board for sanction of plan of the said property.



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Addl District Sdh - Registrar Gurgaon
Sector 24-5th

4 MAR 2022

9. To pay fees for obtaining sanction and such other orders and permissions from the necessary authorities as be expedient for modification and/or alteration of the sanctioned plans and also to cause submission and alteration of plans for the new said building.

10. To apply for and obtain clearance certificate, if required, from the Govt. of West Bengal for taking delivery of title deeds concerning the said property and also other papers and documents as may be required by the necessary authorities and to appoint Architects and other Agents for the aforesaid purposes as the said Attorney shall think, fit and proper.

11. To pay any the amount of fees, necessary, for the purpose of sanction, modification and/or alteration of the plans to any authority or authorities.

12. To apply for and obtain electricity gas, water, sewerage, drainage, telephone or other connections of any other utility to the said property and/or to make alterations therein and to close down and/or have disconnected the same and for that purpose to sign, execute and submit all papers, applications, documents and plans and to do all other acts, deeds and things as may be deemed fit and proper by the said Attorney.

13. To appear and represent us before all authorities including those under the Rajpur-Sonarpur Municipality for fixation and/or finalization of the annual valuation of the said property and for that purpose to sign, execute and submit necessary papers and documents and to do all other acts, deeds and things as the said Attorney may deem fit and proper.

14. To commence prosecute enforce, defend, answer and oppose all actions and other legal proceedings and demands touching to any of the matters concerning the said property or any part thereof including relating to acquisition and/or requisition in respect of the said property or any part thereof and if think fit to compromise settle, refer to arbitration, abandon, any such action or proceeding as aforesaid before any Court, Civil or Criminal or Revenue.



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15. To sign, declare and/or affirm any plaint, written statement, petition, affidavit, verification, vakalatnama, warrant of Attorney, Memo of Appeal or any other documents or papers in any proceedings or in any way connected with the said property or part thereof.

16. To deposit and withdraw fees, documents and moneys in and from any Court or Courts and/or any other person or authority and give valid receipts and discharges therefor.

17. To accept any service of writ of summons or other legal process on our behalf and in our names and to appear in any court of authority as our Attorney deems appropriate and to commence any action or legal proceedings in any court or before any authority and to prosecute, discontinue or become non-suited and to settle, compromise or refer any dispute to arbitration as our Attorney may think fit and proper and for such purpose to appoint any Solicitor, Advocate, Lawyer in the name and on our behalf or in the name of our Attorney and pay the costs, expenses, fee and other outgoings. Further to depose in the court of law or authority, sign, declare and/or affirm any plaint, written statement, petition, affidavit, verification, vakalatnama, and warrant of Attorney, Memo of Appeal or any other documents or papers in any proceedings or in any way connected therewith.

18. To enter upon the said property with men and material as may be required for the purpose of development work and for that purpose to demolish the existing building and structures standing thereon and erect the New Buildings as per the Building Plans to be sanctioned and to remove the debris and other materials of the demolished structures.

19. To appoint architects, contractors, sub-contractors and surveyors as may be required and to supervise the development and construction work of the New Buildings on the said property or part thereof.

20. To make, sign and submit applications and Petitions, letters and other documents to the appropriate Government (State and Central) Departments, Local Authorities or other competent or Appropriate Authorities or bodies for all and any licenses, permissions, consents, approvals, no objection certificates and clearances as may be required by any Central or State legislation for the time being in force, in



Handwritten signature in blue ink.

Addl District Sub - Registrar Gorakhpur
South 24-Pgs.

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connection with the Said Property for construction of buildings and structures thereon and pay such fees, charges, deposits and give security that may be required in respect thereof and for that purpose to give all necessary writings, instruments, affidavits, declarations, indemnities, undertakings, as may be required to be given to the various authorities concerned.

21. To make deposits with the Planning Authorities and other authorities for the purpose of carrying out the development work and construction of the new building on the said property and to claim refunds of such deposits and to give valid and effectual receipt and discharge on our behalf.

22. After completion of the construction of the New Buildings, to apply for and obtain part-occupation / occupation and completion certificate in respect of the New Buildings or parts thereof from the Planning Authorities.

23. To negotiate for sale transfer in respect of the constructed space of the new building to be constructed on the said property or part thereof and enter into or make agreement for sale or any other agreement with the intending Purchaser/Purchasers or Transferee/Transferees in respect thereof and to receive earnest money or consideration in advance from time to time also full consideration out of Developers' Allocation and to sign and give valid and effectual receipts or discharges thereof.

24. To execute conveyance/conveyances in respect of the constructed space of the new building to be constructed on the said property or part thereof either in favour of the Purchaser or its nominee or nominees in such part or parts as the Purchaser may desire and to receive consideration money balance consideration money and sign and give valid and effectual receipts or discharges thereof OUT OF THE DEVELOPER'S ALLOCATION and collect the consideration money out of the sale Proceed as Developer's share without any disturbances from any corner.

25. To present such conveyance or conveyances in respect of the constructed space of the new building to be constructed on the said property or part thereof for registration before the registering authority and to admit execution thereof.

26. To hand over and deliver possession of the buildings constructed on the Said Property and/or the premises, units, parking spaces, etc. therein, to such



Asstt District Sub - Registrar Garis
South 24-Pgs.

4 MAR 2022

person or persons including the nominee/s and/or assign/s of the Attorney as it may in its absolute discretion think fit and proper.

27. To insure the New Buildings and fittings and fixtures against damages, fire, tempest, riots, civil commotion, floods, earthquakes, bomb blasts, malicious damage or destruction and against other risks as our Attorney may think sufficient to protect the interests of all concerned therein.

28. To ask for, receive and recover from all the transferees/purchasers all consideration, charges, service charges and other charges and sums of moneys in respect of the said property/New Buildings and the spaces contained therein, in any manner whatsoever and also on non-payment thereof to enter upon and restrain and/or and take legal steps for the recovery thereof as our Attorney may think fit.

29. To make necessary representations including filing of complaints and appeals before the Assessor & Collector, Rajpur Sonarpur Municipality and other concerned authorities including the Court of Competent Jurisdiction or Forum in regard for fixation of rateable value of buildings (proposed new buildings) under construction on the Said Property by the Assessor and Collector and to file Appeals applications and other proceedings in any Court, forum or Tribunal.

30. To handover Land owners allocation jointly or individually or jointly as the case may be according to the share of Land of each owner followed by 40% allocated portion to do and perform all acts, deeds, matters and things necessary for all or any of the purposes aforesaid and for giving full effect to the powers and authorities herein before contained, as fully and effectually as we could do in person.

AND GENERALLY to act as our Attorney in relation to the said property for and on our behalf and to do and execute all instruments, acts, deeds, matters and things as fully and effectually as we could have done if personally present and we hereby agree to ratify and confirm whatever our said Attorney shall do or purport to be done by virtue of these presents in or about the property as aforesaid.



Addl District Sth - Registrar Garh
Solan 21-Pan.

4 MAR 2022

SCHEDULE-A ABOVE REFERRED TO :
(Areas of the Land under this Power of Attorney Givers)

We, the executrix and executor of this DEVELOPMENT POWER OF ATTORNEY SMT. SHIPRA BOSE and KUNTAL BOSE are the undivided Owners of the areas of land measuring **04 Decimal i.e. 2.42 Kt. or a little more or less** which equivalent to OR **1737 Sq.Ft.** more or less **under L.R.Dag No. 768, L.R.Khatian No.3825 and 3826 respectively** is the subject matter for which the above named two LAND OWNERS herein, have been compelled to execute this DEVELOPMENT POWER OF ATTORNEY as legal heirs of Late Kedar Nath Basu @ Late Kedar Nath Bose, out of the total land mentioned below and We, the LAND OWNERS of this Development Power of Attorney shall get **40% (Forty percent)** of total **Build-Up areas** of the newly Constructed Building out of their total **land areas 1737 (One Thousand Seven Hundred Thirty Seven) Sq. Ft.** more or less.

SCHEDULE-B ABOVE REFERRED TO :
(Description of the entire land)

ALL THAT piece and parcel of Danga land measuring about 5805 sq.ft. more or less equivalent to 8 Cotthas 1 Chittaks more or less lying or situates in R.S. Dag No. 601 (L.R. Dag no.768) in Mouza Boral, Pargana Magura, Touzi No.142, J.L No. No.61, Revisional Survey Sheet no.199 R.S. Khatian no.219 (L.R. Khatian-288, 2551, 2544, 2545, 2546 and 2549) within District South-24Paganas, Sub Registry office now Garia then under Gram Panchayat Rishi Raj Narayan, now under the Rajpur Sonarpur Municipaity ward No. 34 butted and bounded as follows :-

ON THE NORTH : Land of Santosh Kumar Bose & Others.

ON THE SOUTH : 12 ft. wide Municipal Road.

ON THE EAST : Land of Santosh Kumar Bose & Others.

ON THE WEST : 12 ft. wide Municipal Road, Adjacent to Boral Main Road.



Addl District Sub - Registrar Garia
South 24-Pgs.

4 MAR 2022

IN WITNESS WHEREOF We the said Owners have hereunto set and subscribed their respective hands and seals on the day, month and year first above written.

SIGNED, SEALED AND DELIVERED

WITNESS:

1. *Sambhu Sarker*
Boral, Rangkol, P.O. Boral.
Kol - 700154
(P.S. Narandrapur)
1. *Shibera Bose*
2. *Kuntal Bose*

SIGNATURE OF THE LAND OWNERS/EXECUTANTS

2. *Sushid Banik*
Laskarpur Peyorbagan
Kol - 700153
(P.O. Laskarpur, P.S. Narandrapur)

For PACIFIC CONSTRUCTION

[Signature]
Proprietor

**SIGNATURE OF THE ATTORNEY
FOR M/S PACIFIC CONSTRUCTION
(Accepting this Power of Attorney)**

Drafted by:

Sajal Kumar Bhattacharyya

Sajal Kumar Bhattacharyya,
Advocate, EN NO: W.B.-1770/2001
Alipore Police Court, Kol-700 027

Computer Printed by

[Signature]
(KUNTAL BOSE)
Boral, Kol-154.



Addl District Sth - Registrar Gwalior
S.No. 24, Indraprastha

4 MAR 2022



	THUMB	1ST FINGER	MIDDLE FINGER	RING FINGER	SMALL FINGER
LEFT HAND					
RIGHT HAND					

NAME: BIJOY GHOSH

SIGNATURE: *Bijoy Ghosh*



	THUMB	1ST FINGER	MIDDLE FINGER	RING FINGER	SMALL FINGER
LEFT HAND					
RIGHT HAND					

NAME: SHIPRA BOSE

SIGNATURE: *Shipra Bose*



	THUMB	1ST FINGER	MIDDLE FINGER	RING FINGER	SMALL FINGER
LEFT HAND					
RIGHT HAND					

NAME: KUNTAL BOSE

SIGNATURE: *Kuntal Bose*



	THUMB	1ST FINGER	MIDDLE FINGER	RING FINGER	SMALL FINGER
LEFT HAND					
RIGHT HAND					

SIGNATURE: *Sapil Kumar Bhattacharya*





Addl District Sub - Registrar Gazda
South 24-Pgs.

4 MAR. 2022



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

পঞ্জীয়ন নং / Enrolment No. : 2010/17543/24202

To
 Sajal Kumar Bhattacharya
 সাজল কুমার ভট্টাচার্য
 S/O: Lait Chandra Bhattacharya
 পিতা
 Raj Narayan Patra
 রাজ নারায়ণ পাত্র
 Boral South 24 Parganas
 বরাল দক্ষিণ 24 পরগণা
 West Bengal - 700154

10/08/2014



KL942101298FT
 94310129



আপনার আধার সংখ্যা / Your Aadhaar No. :

8207 8913 7702

আধার - সাধারণ মানুষের অধিকার

ভারত সরকার
 Government of India
 সাজল কুমার ভট্টাচার্য
 Sajal Kumar Bhattacharya
 পিতা : লাই চন্দ্র ভট্টাচার্য
 Father : Lait Chandra Bhattacharya
 লিঙ্গ / DOB : 1000/1001
 Male / Male
8207 8913 7702




আধার - সাধারণ মানুষের অধিকার

*Sajal Kumar Bhattacharyya
 Registration Purpose.*

*Sajal Kumar Bhattacharyya
 Identifier/Advocate. (for Power of Attorney
 Registration)*

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

BIJOY GHOSH
LAL MOHAN GHOSH

01/04/1957
 Permanent Account Number

ADYPG4183B

Signature
 Signature





Signature
Signature

इस कार्ड को खोने / कानून वृत्तता सुविधा करें / नोटिस
 आयकर विभाग, एनएसई, एनएसई बिल्डिंग
 3rd Floor, Sapphire Chambers,
 Near Bazar Telephone Exchange,
 Bazar, Pune - 411 005

If this card is lost / someone's lost card is found,
 please inform / return to :
 Income Tax PAN Services Unit, NSDL,
 3rd Floor, Sapphire Chambers,
 Near Bazar Telephone Exchange,
 Bazar, Pune - 411 005

Tel: 91-20-2721 8080, Fax: 91-20-2721 8081
 e-mail: taxinfo@nsdl.co.in



Shipra Bose

आयकर विभाग
INCOME TAX DEPARTMENT
KUNTAI BOSE
KEDARNATH BOSE
0501/1975
Permanent Account Number
CBZPB0066J
Kuntal Bose

भारत सरकार
GOVT. OF INDIA



17/03/2015

Kuntal Bose



ভাষা

- অধার পরিচয়ের প্রমাণ, নাগরিকত্বের প্রমাণ নয়।
- পরিচয়ের প্রমাণ অনলাইন প্রমাণীকরণ দ্বারা পাত করুন।

INFORMATION

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

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



ভারতীয় অনন্য চিহ্ন পরিচয়
Unique Identification Authority of India

ঠিকানা: Address:
 C/O: লালমোহন ঘোষ, গী/১, S/O: Lalmoan Ghosh, C/9,
 রাজনারায়ন পার্ক, রাজপুর RAJNARAYAN PARK, Rajpur
 সোনারপুর (এস), বোরপ, দক্ষিণ Sonarpur(m), Boral, South 24
 পর্গানা, পশ্চিম বঙ্গ, 700154 Parganas, West Bengal, 700154

4079 8352 1391



ভারত সরকার

Unique Identification Authority of India
Government of India

ভূমিকাভুক্তির আই ডি / Enrollment No.: 2010/17527/25633

To
 বিজয় ঘোষ
 Bijoy Ghosh
 S/O: Lalmoan Ghosh
 C/9 RAJNARAYAN PARK
 Rajpur Sonarpur(m)
 Boral
 Boral South 24 Parganas
 West Bengal 700154
 150412300
 15/06/2014
 ML504123600FT



আপনার অধার সংখ্যা / Your Aadhaar No. :

4079 8352 1391

আধার - সাধারণ মানুষের অধিকার



ভারত সরকার
Government of India



বিজয় ঘোষ
 Bijoy Ghosh
 পিতা : লালমোহন ঘোষ
 Father : Lalmoan Ghosh
 জন্মতারিখ / DOB : 01/04/1957
 লিঙ্গ / Male



4079 8352 1391

আধার - সাধারণ মানুষের অধিকার





भारतीय विशिष्ट पहचान प्राधिकरण

भारत सरकार
Unique Identification Authority of India
Government of India

Enrolment No. : 1469/71947/24441

To
Shipra Bose

10/05/2017

WC: Kedar Nath Bose
NEPA BORAL POST OFFICE
BORAL MAJHER PARA
Rajpur Sonarpur(m)
Boral, Boro, South 24 Parganas,
West Bengal - 700154
9874049377



KA212496360FH

Z1246830



आपका आधार क्रमांक / Your Aadhaar No. :

3426 2844 0225

मेरा आधार, मेरी पहचान



भारत सरकार

Government of India



Shipra Bose

DOB: 14/01/1997

Female

3426 2844 0225



मेरा आधार, मेरी पहचान

Shipra Bose



ভারত সরকার

Government of India



কুন্তল বোস

Kuntal Bose

পিতা : কেদামথ বোস

Father : Kedamath Bose

সংস্করণ / DOB: 05/01/1973

লিংগ / Male



5792 3541 9968

আধার - সাধারণ মানুষের অধিকার

Kuntal Bose

भारतीय गैर न्यायिक

दस
रुपये
रु. 10

TEN
RUPEES
Rs. 10

INDIA

INDIA NON JUDICIAL

पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

60AB 893455



IN THE COURT OF THE LEARNED 1ST CLASS JUDICIAL MAGISTRATE AT ALIPORE

AFFIDAVIT

I, **KUNTAL BOSE**, Aadhaar No.5792 3541 9968, aged about 46 years, son of Late **KEDAR NATH BASU @ KEDAR NATH BOSE**, by occupation : Service, by faith-Hindu, Nationality-Indian, residing at Boral Majherpara, P.O. Boral, P.S. formerly Sonarpur now Narendrapur, Kolkata-700 154, District: South-24Parganas, do hereby solemnly affirm, declare and state as follows :-

1) That, my father **KEDAR NATH BASU @ KEDAR NATH BOSE** since deceased, died intestate dated on 25/08/2021 in the age about 67-Years, in place of death Boral Majherpara , P.O. Boral, P.S. formerly Sonarpur now Narendrapur, Kolkata-700 154, District: South-24Parganas, who is the son of Late Monimhan Basu and his residential Address is Boral Majherpara , P.O.

Boral, P.S. formerly Sonarpur now Narendrapur, Kolkata-700 154, District: South-24Parganas and after demise, he left behind him the following legal heirs, claimant and survivors and as per law of inheritance, all or any immovable property left by him shall be devolved to his said heirs, claimants and survivors mentioned hereunder named as follows :-

- i) SHIPRA BOSE in relation "Wife" of Late KEDAR NATH BASU @ Kedar Nath Bose.
- ii) KUNTAL BOSE in relation "Only Son" of Late KEDAR NATH BASU @ Kedar Nath Bose

2) That, thus we, all the above mentioned persons are only legal heirs of all properties left by said Late KEDAR NATH BASU @ KEDAR NATH BOSE, since deceased including immovable property and except us there is no other a legal heir or representatives of the said Late KEDAR NATH BASU @ KEDAR NATH BOSE.

That, KEDAR NATH BASU and KEDAR NATH BOSE is one and same identical

- 4) That, we all are the Citizen of Indian by nationality.
- 5) That, the statements made above are true to the best of my knowledge and belief.



Kuntal Bose.

Affidavit No. 15992 SIGNATURE OF THE DEONANT
Solemnly affirm to before on this 18/11
of Nov 2021 By the declaration
as proper identification of the sweeor

Judicial Magistrate
1st Class, Alipore

Identified by me

Dipak Saha
ADVOCATE





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

GRN Details

GRN: 192021220200925121 Payment Mode: Online Payment
GRN Date: 08/03/2022 12:06:22 Bank/Gateway: HDFC Bank
BRN : 1731296725 BRN Date: 08/03/2022 12:03:26
Payment Status: Successful Payment Ref. No: 2000703175/5/2022
[Query No*/Query Year]

Depositor Details

Depositor's Name: JIBAN GHOSH
Address: LASKARPUR
Mobile: 9433469491
Contact No: 09433469491
Depositor Status: Others
Query No: 2000703175
Applicant's Name: Mr U Halder
Identification No: 2000703175/5/2022
Remarks: Sale, Development Power of Attorney Payment No 5

Payment Details

Sl. No.	Payment ID	Head of A/C Description	Head of A/C	Amount (₹)
1	2000703175/5/2022	Property Registration- Stamp duty	0030-02-103-003-02	4920
2	2000703175/5/2022	Property Registration- Registration Fees	0030-03-104-001-16	21
			Total	4941

IN WORDS: FOUR THOUSAND NINE HUNDRED FORTY ONE ONLY.



Addl District Sup - Registrar Garo
Soub 24 Pgs.

8 4 MAR 2022

Major Information of the Deed

Deed No :	I-1629-01744/2022	Date of Registration	15/03/2022
Query No / Year	1629-2000703175/2022	Office where deed is registered	
Query Date	04/03/2022 3:41:44 PM	A.D.S.R. GARIA, District: South 24-Parganas	
Applicant Name, Address & Other Details	U Halder Sonarpur, Thana : Sonarpur, District : South 24-Parganas, WEST BENGAL, PIN - 700150, Mobile No. : 7439340973, Status : Solicitor firm		
Transaction	Additional Transaction		
[0139] Sale, Development Power of Attorney	[4305] Other than Immovable Property, Declaration [No of Declaration : 2]		
Set Forth value	Market Value		
Rs. 2/-	Rs. 27,49,090/-		
Stamp duty Paid(SD)	Registration Fee Paid		
Rs. 5,020/- (Article:48(g))	Rs. 21/- (Article:E, E)		
Remarks	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: Boral Main Road, Mouza: Boral, JI No: 61, Pin Code : 700154

Sch No	Plot Number	Khatian Number	Land Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	LR-768 (RS :-)	LR-3825	Bastu	Danga	2 Dec	1/-	13,74,545/-	Width of Approach Road: 12 Ft., Adjacent to Metal Road,
L2	LR-768 (RS :-)	LR-3826	Bastu	Danga	2 Dec	1/-	13,74,545/-	Width of Approach Road: 12 Ft., Adjacent to Metal Road,
TOTAL :					4Dec	2 /-	27,49,090 /-	
Grand Total :					4Dec	2 /-	27,49,090 /-	




Principal Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	<p>Mrs SHIPRA BOSE Wife of Late KEDAR NATH BASU ALIAS KEDAR NATH BOSEBORAL MAJHER PARA NOW PS NARENDRAPUR, City:- , P.O:- BORAL, P.S:-Sonarpur, District:-South24-Parganas, West Bengal, India, PIN:- 700154 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.: CLxxxxxx9M, Aadhaar No: 34xxxxxxxx0225, Status :Individual, Executed by: Self, Date of Execution: 11/03/2022 , Admitted by: Self, Date of Admission: 11/03/2022 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 11/03/2022 , Admitted by: Self, Date of Admission: 11/03/2022 ,Place : Pvt. Residence</p>
2	<p>Mr KUNTAL BOSE (Presentant) Son of Late KEDAR NATH BASU ALIAS KEDAR NATH BOSEBORAL MAJHER PARA NOW PS NARENDRAPUR, City:- , P.O:- BORAL, P.S:-Sonarpur, District:-South24-Parganas, West Bengal, India, PIN:- 700154 Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, PAN No.: CBxxxxxx6J, Aadhaar No: 57xxxxxxxx9968, Status :Individual, Executed by: Self, Date of Execution: 11/03/2022 , Admitted by: Self, Date of Admission: 11/03/2022 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 11/03/2022 , Admitted by: Self, Date of Admission: 11/03/2022 ,Place : Pvt. Residence</p>

Attorney Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	<p>PACIFIC CONSTRUCTION 395, BORAL MAIN ROAD, RANGKAL, City:- , P.O:- Garia, P.S:-Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700084 , PAN No.: ADxxxxxx3B,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative</p>

Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	<p>Mr BIJOY GHOSH Son of Late LAL MOHAN GHOSH Date of Execution - 11/03/2022 , Admitted by: Self, Date of Admission: 15/03/2022, Place of Admission of Execution: Office</p>	 Mar 15 2022 1:54PM	 LTI 15/03/2022	 15/03/2022
<p>C/9, RAJNARAYAN PARK NOW PS NARENDRAPUR, City:- , P.O:- BORAL, P.S:-Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700154, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.: ADxxxxxx3B,Aadhaar No Not Provided by UIDAI Status : Representative, Representative of : PACIFIC CONSTRUCTION (as PROPRIETOR)</p>				

Identifier Details :

Name	Photo	Finger Print	Signature
Mr SAJAL KUMAR BHATTACHARYYA Son of Late LALIT CHANDRA BHATTACHARJEE ALIPORE POLICE COURT, City:- , P.O:- ALIPORE, P.S:-Alipore, District:-South 24-Parganas, West Bengal, India, PIN:- 700027			
	15/03/2022	15/03/2022	15/03/2022
Identifier Of Mrs SHIPRA BOSE, Mr BIJOY GHOSH, Mr KUNTAL BOSE			

Land Details as per Land Record

District: South 24-Parganas, P.S:- Sonarpur, Municipality: RAJPUR-SONARPUR, Road: Boral Main Road, Mouza: Boral, JI No: 61, Pin Code : 700154

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 768, LR Khatian No:- 3825	Owner:শিপ্রা বোস, Gurdian:কৈদারনাথ বোস, Address:বিজ , Classification:ডাঙ্গা, Area:0.02000000 Acre,	Mrs SHIPRA BOSE
L2	LR Plot No:- 768, LR Khatian No:- 3826	Owner:কুন্তাল বোস, Gurdian:কৈদারনাথ বোস, Address:বিজ , Classification:ডাঙ্গা, Area:0.02000000 Acre,	Mr KUNTAL BOSE

Endorsement For Deed Number : I - 162901744 / 2022

On 11-03-2022

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

Presented for registration at 18.00 hrs on 11-03-2022, at the Private residence by Mr KUNTAL BOSE , one of the Execulants.

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 27,49,090/-

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

Execution is admitted on 11/03/2022 by 1. Mrs SHIPRA BOSE, Wife of Late KEDAR NATH BASU ALIAS KEDAR NATH BOSE, BORAL MAJHER PARA NOW PS NARENDRAPUR, P.O: BORAL, Thana: Sonarpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700154, by caste Hindu, by Profession House wife, 2. Mr KUNTAL BOSE, Son of Late KEDAR NATH BASU ALIAS KEDAR NATH BOSE, BORAL MAJHER PARA NOW PS NARENDRAPUR, P.O: BORAL, Thana: Sonarpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700154, by caste Hindu, by Profession Service

Indetified by Mr SAJAL KUMAR BHATTACHARYYA, , Son of Late LALIT CHANDRA BHATTACHARJEE, ALIPORE POLICE COURT, P.O: ALIPORE, Thana: Alipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Hindu, by profession Advocate



Krishnendu Talukdar

ADDITIONAL DISTRICT SUB-REGISTRAR

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

South 24-Parganas, West Bengal

On 15-03-2022

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.

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

Execution is admitted on 15-03-2022 by Mr BIJOY GHOSH, PROPRIETOR, PACIFIC CONSTRUCTION (Sole Proprietorship), 395, BORAL MAIN ROAD, RANGKAL, City:- , P.O:- Garia, P.S:-Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700084

Indetified by Mr SAJAL KUMAR BHATTACHARYYA, , Son of Late LALIT CHANDRA BHATTACHARJEE, ALIPORE POLICE COURT, P.O: ALIPORE, Thana: Alipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Hindu, by profession Advocate

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 0/-, by online = Rs 21/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 08/03/2022 12:08PM with Govt. Ref. No: 192021220200925121 on 08-03-2022, Amount Rs: 21/-, Bank: HDFC Bank (HDFC0000014), Ref. No. 1731296725 on 08-03-2022, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 5,020/- and Stamp Duty paid by Stamp Rs 100/-, by online = Rs 4,920/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 4096, Amount: Rs.100/-, Date of Purchase: 02/03/2022, Vendor name: Subhankar Das

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 08/03/2022 12:08PM with Govt. Ref. No: 192021220200925121 on 08-03-2022, Amount Rs: 4,920/-, Bank: HDFC Bank (HDFC0000014), Ref. No. 1731296725 on 08-03-2022, Head of Account 0030-02-103-003-02



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

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1629-2022, Page from 67776 to 67805

being No 162901744 for the year 2022.



Digitally signed by KRISHNENDU
TALUKDAR
Date: 2022.03.22 15:15:58 +05:30
Reason: Digital Signing of Deed.

(Krishnendu Talukdar) 2022/03/22 03:15:58 PM
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. GARIA
West Bengal.

(This document is digitally signed.)



Government of West Bengal

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

W.B. FORM NO. 1504

Query No / Year	16292000703175/2022	Serial No/Year	1629001722/2022
Transaction id	0000913907	Date of Receipt	15/03/2022 1:06PM
Deed No / Year	I - 162901744 / 2022		
Presentant Name	Mr KUNTAL BOSE		
Principal	Mrs SHIPRA BOSE, Mr KUNTAL BOSE		
Attorney	PACIFIC CONSTRUCTION		
Transaction	[0139] Sale, Development Power of Attorney		
Additional Transaction	[4305] Other than Immovable Property, Declaration [No of Declaration : 2]		
Total Setforth Value	Rs. 2/-	Details	Rs. 27,49,090/-
Stamp Duty Paid	Rs. 100/-	Stamp Duty Articles	48(g)
Registration Fees Paid	Rs. 0/-	Fees Articles	
Standard User Charge	282/-	Requisition Form Fee	50/-
Remarks			

Stamp Duty Paid (Break up as below)

By Stamp					
Stamp Type	Treasury or Vendor	Treasury or Vendor Name	Stamp Serial No	Purchase Date	Amount in Rs.
Impressed	Vendor	Subhankar Das	4096	02/03/2022	100/-

Other Fees Paid (Break up as below)

By Cash		Amount in Rs.
Standard User Charge		282/-
Requisition Form Fee		50/-

*Total Amount Received by Cash Rs. 332/-

(Krishnendu Talukdar)
ADDITIONAL DISTRICT
SUB-REGISTRAR
OFFICE OF THE A.D.S.R.
GARIA