

09/07/22

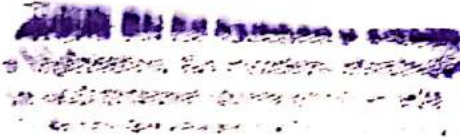
I-2273/22



पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

AG 670948

07/03/2022
 Q-2000649609/2022



GENERAL POWER OF ATTORNEY (DEVELOPMENT)

TO ALL TO WHOM THESE PRESENTS SHALL COME, We,
 (1) **SUDIPTA MALLICK** (PAN: AERPM3530L), (Aadhar No. 708257398406) wife of Late

District Sub-Registrar-IV
 Registrar I/S (2) of
 Registration 1909
 Alipore, South 24 Parganas
 7 MAR 2022

17 JAN 2022

Sl. No. 983 Date Rs. 100/-

Name. Dikram Saikar
ADVOCATE

Address. Alipore Judges' Court
Kolkata- 700 027

Vendor. Swarup Chandra
SWARUP CHANDRA
Alipore Judges' Court, Kol-27

17 JAN 2022



District Sub-Registrar-IV
Registrar U/S 7 (2) of
Registration 1908
Alipore, South 24 Parganas
7 MAR 2022

Kashi Nath Mallick, by faith Hindu, by Nationality Indian, by occupation Housewife, **(2) MAINAK MALLICK** (PAN: BQUPM0347K), (Aadhar No. 986088762047) son of Late Kashi Nath Mallick, by faith Hindu, by Nationality Indian, by occupation service, **(3) MAITREYEE MALLICK** (PAN: BUKPM1529H), (Aadhar No. 952395681393) wife of Shri Arijit Bhattacharjee and daughter of Late Kashi Nath Mallick, by faith Hindu, by Nationality Indian, by occupation business all are residing at 53B/1A, Garcha Road, P.O. Ballygunge, P.S. Gariahat, Kolkata - 700019 hereinafter called and referred to as the OWNERS/PRINCIPALS, SEND GREETINGS.

WHEREAS the principals are joint owners of piece or parcel of land measuring about 3 (three) cottah 13 (thirteen) chittacks 22 (twenty-two) sq.ft. together with a partly two storied and partly three storied brick built messuage tenement and dwelling house thereon covering a total area of 5000 sq. ft. (out of which the ground floor and first floor are measuring about 2000 sq. ft. each and second floor is measuring about 1000 sq. ft.), formed out of Holding No.363 in Mouza Beltola, Dehi Bhawanipore Sub Division P of Division V lying and being situated at KMC Premises No. 53B/1A, Garcha Road (formerly 53B, Garcha Road), Police Station then Ballygunge now Gariahat, Kolkata 700019 within the limits of Kolkata Municipal Corporation, Ward No. 86, Dist. 24 Parganas (South) more fully and particularly described in the schedule written hereunder and hereinafter referred to as "said premises"

AND WHEREAS the owners being desirous of developing the said Premises had, inter-alia, entered into a Development Agreement on 2nd March, 2022 with **M/s. UST Constructions**, (PAN No. AAUFU0695H) a registered partnership Firm incorporated under the Indian Partnership Act, 1932, having its registered office at 67/1, S.N. Roy Road, Police Station New Alipore, Post Office, Sahapur, Kolkata 700038 represented by its Managing Partner namely **SRI SOURAV ROY** son of Sri Subrata Roy (PAN No. ALHPR0226K) (Aadhar no. 428464006708) by faith Hindu, by occupation Business, by nationality Indian, resident of 67/1, S.N. Roy Road, Police Station New Alipore, Post Office,



District Sub-Registrar-IV
Registrar U/S 7 (2) of
Registration 1908
Alipore, South 24 Parganas

7 MAR 2022



Sahapur, Kolkata 700038 where it was inter-alia, agreed that the said developer at its own costs and to its own account would construct a multi storied building consisting of several flats at the said Premises and in lieu thereof, the owners would provide and allot the Developers with the specific "Developer's allocation" as morefully and particularly described therein together with the undivided proportionate share of right and interest in the land and the common portions and facilities. *That the said Development Agreement was registered vide Deed no. 160402030 for the Year 2022 in D.S.R. IV Alipore.*

AND WHEREAS in pursuance of the said Development Agreement dated 1st March, 2022 entered between the owners and the said developer and in pursuance of such understanding between them it is necessary and also expedient for the owners to appoint the said Developer to develop the said property thereby constructing a multi storied building thereon and look after all related affairs during the absence, for and on behalf of the owners as their lawful constituted Attorneys.

NOW KNOWN BY THESE PRESENTS, We do hereby nominate, constitute and appoint **M/s. UST Constructions**, (PAN No. AAUFU0695H) a registered partnership Firm incorporated under the Indian Partnership Act, 1932, having its registered office at 67/1, S.N. Roy Road, Police Station New Alipore, Post Office, Sahapur, Kolkata 700038 represented by its Managing Partner namely **SRI SOURAV ROY** son of Sri Subrata Roy (PAN No. ALHPR0226K) (Aadhar o. 428464006708) by faith Hindu, by occupation Business, by nationality Indian resident of 67/1, S.N. Roy Road, Police Station New Alipore, Post Office, Sahapur, Kolkata 700038 as our true and lawful **ATORNEYS**, for us, in our name and on our behalf to do and execute and perform or cause to be done, executed and performed all or any of the following acts, deeds and things on our behalf in respect of the said premises as morefully and particularly described in the **SCHEDULE** written hereunder and hereinafter referred to as the 'said premises' :

1. To look after, control, manage and supervise the administration of the said premises.
2. To develop the said premises thereby demolishing the existing structure and constructing multi storied building(s) thereon in terms of the Development agreement dated 1st March, 2022 in respect of the said premises and for the said purpose, to sign and execute any paper(s), document(s) and application(s) in our name which will be required for the purpose of construction of the building.
3. To construct, build and erect a building upon the said premises and for that purpose to sign and execute all papers, documents and applications including submitting and obtaining sanction of the Building Plan from the concerned authority and further revised plan in our name as may be required for the purpose of construction of the building.
4. To sign letters, correspondence and documents and to receive all papers, documents from any Government or non-Government authority or authorities and for that purpose to sign and grant proper effectual receipts and discharges thereof.
5. To represent and sign on our behalf before the Kolkata Municipal Corporation for the purpose of mutation, to receive revenue, tax clearance etc. from the concerned department, to appear before the Hearing Officer, to collect the mutation certificate and all other relevant documents in connection of mutation of the said premises and for that purpose to sign and grant proper effectual receipts and discharge thereof and in all other respects regarding the said premises including water and sewerage connection.
6. For the aforesaid purpose to sign and to make and execute all applications to the appropriate government department and other authorities

competent for granting necessary permission for construction of building, electric connection in the said premises or any part thereof and to apply for and obtain necessary permission, if required for cement, steel and other building materials but in all cases the said Attorney shall be liable to bear all costs and expenses whatever required for the same on our behalf without any pre-condition and without any demand in future.

7. To enter into, sign, execute, vary, alter, terminate, suspend, and repudiate any contracts.
8. To apply for and obtain electricity, gas, water, sewerage and/or connections of any utilities and/or to make alterations and/or close down and/or have disconnected the same in our property.
9. To warn off and prohibit and if necessary proceed against in due form of law against all trespassers on any of our property and to take appropriate steps whether by action or otherwise and to abate all nuisances.
10. To prepare and have sanctioned the plans and to get prepared plans for construction of any building or structure and/or otherwise on our property and to have the same sanctioned, modified and/or altered by any Corporation, Municipality or other authority and in connection therewith or to make necessary applications, give undertakings, pay fees, obtain sanctions and such other orders and permissions as may be expedient.
11. To apply for obtaining building materials and to apply for and obtain such permission as may be necessary for obtaining steel, cement, bricks and other construction materials and construction equipment and to appoint architects and contractors for the construction of building or buildings to be constructed on the said property.
12. To apply for and obtain such certificate and other permissions and clearances including certificates and/or permission under any law relating to ceiling on urban land, or other law relating to land and/or buildings

both urban and rural or under the Income-tax Act or any other law as may be required for execution and/or registration of any conveyance or other document and/or for transferring the developer's allocation.

13. To appoint any Architect, Engineer, L. B. S. or other person or persons and to employ any person(s) for such construction work in respect of the proposed building on the said premises in terms of the said Development agreement.
14. To enter into agreement and sign and execute agreement with the intending purchaser or purchasers of any flats, covered spaces, shop rooms etc. of the newly proposed building to be constructed upon the said premises and to receive, realize and collect all purchase money either in full or in part or in advance by way of earnest money and payment from the intending purchaser or purchasers and to give, sign and grant effective receipts and discharge for the same in respect of the Developers' Allocation in terms of the said Development agreement at their own risk and responsibility without making the owners/Appointers herein liable for such monetary transactions whatsoever in any manner or nature.
15. To present such conveyance or conveyances for registration, to admit execution thereof and receipt of consideration before the Sub-Registrar or District Registrar having authority or Registrar of Assurances, Kolkata for and to have the said conveyance registered and to do all acts, deeds and things, which our said Attorneys shall consider necessary for conveying the said Developers' allocation (spaces allotted to the developer) to the intending purchaser or purchasers, as full and effectual in all respect as we could do the same ourselves if we were personally present and the said Deeds will be executed on our behalf.
16. To deliver physical/actual possession of the saleable space to the intending purchaser(s) for and on our behalf.

17. To make affidavits and declaration, Indemnity bonds and other writings before the Kolkata Municipal Corporation or before any other authority or authorities and the Attorneys are competent to sign and execute all sorts of papers and documents on our behalf and we hereby undertake to ratify the same, as if, those acts are done by us as our lawful duty in terms of our agreement already executed by us.
18. To sign and give notice or notices to any tenant or tenants and other occupiers, if any, in the said building belonging to our estate, either in individual name and/or in joint name, as the case may be, to quit and vacate or to abate any nuisance or to remedy of a breach of covenant or contract or to shift them elsewhere or for any other purposes whatsoever and to avail of and enforce all remedies in respect thereof on exercising any right vested to us.
19. To represent us before the Judges, Munsifs, Magistrates, Collector, Board of Revenue, WBSEB, Kolkata Telephone and other Government and semi-Government authority or authorities.
20. To represent us in all Learned Civil and Criminal Courts and other courts including Revenue, Tribunal or Appellate jurisdiction to file plaints, Written statements, Objections, Memo of Appeals and to receive summons, Notices and other process of law.
21. To sign and verify and execute all pleadings, affidavits, petitions, representations, applications, appeals, revision, review petitions in connection with any suit, proceeding, appeal, revision, review before any officer, Authority, Court, Tribunal, Magistrate or any other person for and on our behalf in respect of the said property.

22. To engage on our behalf Pleaders, Advocates, Solicitors and Legal Practitioners to appear and act in all matters connected with and in relation to the said property and to discharge their services.
23. To compromise or compound any case(s) or refer to Arbitration.
24. To commence, prosecute, defend all suits, action, application reference or other proceedings in any court of law or before any proper authorities and/or any other lawyers and to sign Vakalatnama and/or any other authority and also to sign, verify petitions, accounts, inventories, applications or other documents and papers that may be necessary in this regard related to the said premises.
25. To sell or transfer, assign the flats and other spaces by signing and/or executing documents, deeds, conveyances and other assurance of property in favour of the buyer and / or purchasers of the flats and other spaces and to present such documents, its conveyances and other assurance of the property thereof before the appropriate Registering authorities and/or officers and their registration in due form of law upon receipt by them the entire consideration and/or purchase money from the prospective buyers and/or purchasers of such flats as the case may be in respect of Developer's allocation as per agreement.
26. To make signatures and verify all applications or objections to appropriate authorities for all and any permission or consent required by law in connection with the property.
27. To apply for drainage, sewerage, electric, telephone, water and all other connection, for assessing and/or re-assessing and/or reviewing the assessment of taxes or impositions and for that purpose to sign all papers and documents and/or representation as may be thought necessary by the said Attorneys before the appropriate authority or authorities.

28. To sign, execute, admit and present any Deed of Conveyance or Conveyances for registration in respect of the said property or any portion thereof before the District Registrar or Sub-Registrar or Registrar of Assurances having authority for the same and to have the said Conveyance or Conveyances registered as fully and effectually as we could do ourselves if personally present.
29. And to do or execute all such acts, deeds and things in the same manner and to the same extent as we could do or execute such documents and we do hereby confirm and ratify and agree to confirm and ratify whatever have been or to be done by the Attorneys or their men and agents during the continuance of the construction work, provided however, our said Attorneys shall not be bound in any way to account for any amount or amounts received by them from the Purchaser or Purchasers of the flats and other constructional areas and appropriates the same for the purpose of construction of building at the aforesaid premises.
30. We do hereby agree to ratify and confirm all whatsoever other act or acts our said **ATTORNEYS** shall do, execute and perform in connection with the said property as mentioned in the **SCHEDULE** written hereunder.

SCHEDULE ABOVE REFERRED TO

[property]

ALL THAT the piece or parcel of land measuring about 3 (three) cottah 13 (thirteen) chittacks 22 (twenty-two) sq.ft. together with a partly two storied and partly three storied brick built messuage tenement and dwelling house thereon covering a total area of 5000 sq. ft. (out of which the ground floor and first floor are measuring about 2000 sq. ft. each and second floor is measuring about 1000 sq. ft.), formed out of Holding No.363 in Mouza Beltola, Dehi Bhawanipore Sub Division P of Division V lying and being situated at KMC Premises No. 53B/1A, Garcha Road (formerly 53B, Garcha Road), Police Station then Ballygunge now Gariahat, Kolkata 700019 within the limits of Kolkata Municipal Corporation, Ward No. 86, Dist. 24 Parganas (South) and the said Property is butted and bounded in the manner as follows:-

- ON THE NORTH : By Premises No. 53A, Garcha Road;
- ON THE SOUTH : Partly by part of Premises No.53/1, Garcha Road and partly by remaining portion of Premises No.53/B, Garcha Road;
- ON THE EAST : Partly by part of Premises No.50/1, Garcha Road and partly by common passage;
- ON THE WEST : By Garcha Road.

IN WITNESSES WHEREOF, we the Principals and the Attorneys have hereto and hereunto sets and subscribed our hands on this 2nd day of March in the year 2022.

SIGNED AND DELIVERED by

The Principals

In presence of :

1. Sribalra Munda
24D/1 Jyotish Roy Road,
New Alipore, Kolkata-700053
2. Sayani Bose

Sudipta Mallik
Haimal Sarkar
Maitrayee Mallik

PRINCIPALS

ACCEPTED, SIGNED AND DELIVERED

By the Attorneys

In presence of :

1. Sribalra Munda
24D/1, Jyotish Roy Road,
New Alipore, Kolkata-700053
2. Sayani Bose.

The powers conferred upon as aforesaid are hereby accepted by us

U.S.T. CONSTRUCTIONS
Sudipta Mallik
PARTNER

ATTORNEY

Drafted by me

Sayani Bose.

SAYANI BOSE
(Advocate)

F/1655/2018.

Alipore Judges' Court
Kolkata-700027.

Thumb 1st Finger Middle Finger Ring Finger Small Finger

	left hand					
	right hand					

Name SUDIPTA MALLICK

Signature .. Sudipta Mallik

Thumb 1st Finger Middle Finger Ring Finger Small Finger

	left hand					
	right hand					

Name MAINAK MALLICK

Signature .. Mainak Mallik

Thumb 1st Finger Middle Finger Ring Finger Small Finger

	left hand					
	right hand					

Name MAITREYEE MALLICK

Signature .. Maitreyee Mallik

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left hand					
right hand					

Name SOURAV ROY
 Signature Sourav Roy

Thumb 1st Finger Middle Finger Ring Finger Small Finger

PHOTO	left hand					
	right hand					

Name

Signature

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	right hand					

Name

Signature



Government of West Bengal
Directorate of Registration & Stamp Revenue
e-Assessment Slip

Query No / Year	2000649609/2022	Office where deed will be registered
Query Date	28/02/2022 4:05:22 PM	Deed can be registered in any of the offices mentioned on Note: 11
Applicant Name, Address & Other Details	SAYANI BOSE 8/97A, BIJAYGARH, Thana : Jadavpur, District : South 24-Parganas, WEST BENGAL, PIN - 700032, Mobile No. : 9874587944, Status : Advocate	
Transaction	Additional Transaction	
[1401] Power of Attorney related to immovable properties, General Power of Attorney related to immovable properties		
Set Forth value	Market Value	
Rs. 2,58,55,000/-	Rs. 2,58,56,876/-	
Total Stamp Duty Payable(SD)	Total Registration Fee Payable	
Rs. 50/- (Article:48(d))	Rs. 7/- (Article:E)	
Mutation Fee Payable	Expected date of Presentation of Deed	Amount of Stamp Duty to be Paid by Non Judicial Stamp
Remarks		

Land Details :

District: South 24-Parganas, Thana: Gariahat, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Garcha Road, , Premises No: 53B/1A, , Ward No: 086, Holding No:363, Pin Code : 700019

Sch No	Plot Number	Khatian Number	Land Use/ROR Proposed	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	(RS :-)		Bastu	3 Katha 13 Chatak 22 Sq Ft	2,24,80,000/-	2,24,81,876/-	Property is on Road
Grand Total :				6.341Dec	224,80,000 /-	224,81,876 /-	

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	5000 Sq Ft.	33,75,000/-	33,75,000/-	Structure Type: Structure
Gr. Floor, Area of floor : 2000 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Pucca, Extent of Completion: Complete					
Floor No: 1, Area of floor : 2000 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Pucca, Extent of Completion: Complete					
Floor No: 2, Area of floor : 1000 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Pucca, Extent of Completion: Complete					
Total :		5000 sq ft	33,75,000 /-	33,75,000 /-	



Query No: 2000649609 of 2022, Printed On : Feb 28 2022 4:05PM, Generated from wbregristration.gov.in

Principal Details :

No	Name & address	Status	Execution Admission Details :
1	Smt SUDIPTA MALLICK Wife of Late KASHI NATH MALLICK,53B/1A, Garcha Road, City:- Not Specified, P.O:- BALLYGUNGE, P.S:-Gariahat, District:-South 24-Parganas, West Bengal, India, PIN:- 700019 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No. AExxxxxx0L, Aadhaar No.: 70xxxxxxxx8406,Status :Individual, Executed by: Self To be Admitted by: Self	Individual	Executed by: Self To be Admitted by: Self
2	Mr MAINAK MALLICK Son of Late KASHI NATH MALLICK,53B/1A, Garcha Road, City:- Not Specified, P.O:- BALLYGUNGE, P.S:-Gariahat, District:- South 24-Parganas, West Bengal, India, PIN:- 700019 Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, PAN No. BQxxxxxx7K, Aadhaar No.: 98xxxxxxxx2047,Status :Individual, Executed by: Self To be Admitted by: Self	Individual	Executed by: Self To be Admitted by: Self
3	Mrs MAITREYEE MALLICK Wife of Mr ARIJIT BHATTACHARYA,53B/1A, Garcha Road, City:- Not Specified, P.O:- BALLYGUNGE, P.S:-Gariahat, District:-South 24-Parganas, West Bengal, India, PIN:- 700019 Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No. BUxxxxxx9H, Aadhaar No.: 95xxxxxxxx1393,Status :Individual, Executed by: Self To be Admitted by: Self	Individual	Executed by: Self To be Admitted by: Self

Attorney Details :

Sl No	Name & address	Status	Execution Admission Details :
1	UST CONSTRUCTIONS (Partnership Firm) ,67/1, S. N. Roy Road, City:- Not Specified, P.O:- SAHAPUR, P.S:-Behala, District:-South 24-Parganas, West Bengal, India, PIN:- 700038 PAN No. AAxxxxxx5H, ,Aadhaar No Not Provided by UIDAIStatus :Organization, Executed by: Representative	Organization	Executed by: Representative

Representative Details :

Sl No	Name & Address	Representative of
1	Mr SOURAV ROY Son of Mr SUBRATA ROY67/1, S. N. Roy Road, City:- Not Specified, P.O:- SAHAPUR, P.S:-Behala, District:-South 24-Parganas, West Bengal, India, PIN:- 700038 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No. ALxxxxxx6K , Aadhaar No.: 42xxxxxxxx6708	UST CONSTRUCTIONS (as MANAGING PARTNER)

Identifier Details :

Name & address
Mr SRIBATSA MUNDA Son of Late S MUNDA 24D/1, Jyotish Roy Road, City:- Not Specified, P.O:- NEW ALIPORE, P.S:-Behala, District:-South 24-Parganas, West Bengal, India, PIN:- 700053, Sex: Male, By Caste: Hindu, Occupation: Advocate, Citizen of: India, , Identifier Of Smt SUDIPTA MALLICK, Mr MAINAK MALLICK, Mrs MAITREYEE MALLICK, Mr SOURAV ROY



Query No: 2000649609 of 2022, Printed On : Feb 28 2022 4:05PM, Generated from wbregristration.gov.in

Owner and Land or Building Details as received from KMC :				
Sc. No.	Property Identification by KMC	Registered Deed Details	Owner Details of Property	Land or Building Details
L1	Assessment No. : 110860901638 Premises No. : 53B/1A Ward No. : 086 Street Name : GARCHA ROAD	Reference Deed No. : Date of Registration. : Office Where Registered :	Owner Name : MRS SUDIPTA MALLICK, MR MAINAK MALLICK, MRS MAITREYEE MALLICK Owner Address : 53B/1A, GARCHA ROAD, , KOLKATA-19 Pin No. : 700019	Character of Premises: Total Area of Land:

Note:

1. If the given information are found incorrect, then the assessment made stands invalid.
2. Query is valid for 30 days (i.e. upto 30-03-2022) for e-Payment . Assessed market value & Query is valid for 30 days.(i.e. upto 30-03-2022)
3. Standard User charge of Rs. 240/-(Rupees Two hundred forty) only includes all taxes per document upto 17 (seventeen) pages and Rs 7/- (Rupees seven) only for each additional page will be applicable.
4. e-Payment of Stamp Duty and Registration Fees can be made if Stamp Duty or Registration Fees payable is more than Rs. 5000/-.
5. e-Payment is compulsory if Stamp Duty payable is more than Rs.10,000/- or Registration Fees payable is more than 5,000/- or both w.e.f 2nd May 2017.
6. Web-based e-Assessment report is provisional one and subjected to final verification by the concerned Registering Officer.
7. Quoting of PAN of Seller and Buyer is a must when the market value of the property exceeds Rs. 10 lac (Income Tax Act, 1961). If the party concerned does not have a PAN, he/she has to submit a declaration in form no. 60 together with all particulars as required
8. Rs 50/- (Rupees fifty) only will be charged from the Applicant for issuing of this e-Assessment Slip if the property under transaction situates in Municipality/Municipal Corporation/Notified Area.
9. Mutation fees are also collected if stamp duty and registration fees are paid electronically i.e. through GRIPS. If those are not paid through GRIPS then mutation fee are required to be paid at the concerned BLLRO office.
11. This eAssessment Slip can be used for registration of respective deed in any registration office of west bengal.





भारत सरकार
GOVERNMENT OF INDIA



সুদীপ্তা মল্লিক
Sudipta Mallick
পিতা : সরজেন্দ্র নাল চৌধুরী
Father : Sarojendra LAL CHOWDHURY
জন্ম সাল / Year of Birth : 1954
মহিলা / Female



7082 5739 8406

আধার - সাধারণ মানুষের অধিকার

Sudipta Mallick



ভারতীয় বিশিষ্ট পরিচয় প্রাধিকরণ
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

ঠিকানা:
৫৩বি/১৩ গর্চা রোড, বঙ্গচাঁ
রোড, বালিগঞ্জ, বালিগঞ্জ এম.ও.
ফসকতা, দক্ষিণবঙ্গ, ৭০০০১৯

Address:
53B/1A GARCHA ROAD,
GARCHA ROAD,
BALLYGUNGE, Ballygunge
S.O, Ballygunge, Kolkata,
West Bengal, 700019

1847
1800 180 1847

help@uidai.gov.in

www.uidai.gov.in

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



स्थायी लेखा संख्या /PERMANENT ACCOUNT NUMBER
AERPM3530L

नाम /NAME
SUDIPTA MALLICK

पिता का नाम /FATHER'S NAME
SAROJENDRA LAL CHOWDHURY

जन्म तिथि /DATE OF BIRTH
17-09-1954

हस्ताक्षर /SIGNATURE
Sudipta Mallick

आयकर आयुक्त, प.३.००
COMMISSIONER OF INCOME-TAX, W.B. - XI

Sudipta Mallick

इस कार्ड के खो / गिर जाने पर कृपया जारी करने वाले प्राधिकारी को सूचित / वापस कर दें संयुक्त आयकर आयुक्त(पदवि एवं तकनीकी), पी-7, चौरंगी रज्ज्यायर, कलकत्ता - 700 069.

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



भारत सरकार
GOVERNMENT OF INDIA



मैनाक मल्लिक

Mainak Mallick

पिता : काशिनाथ मल्लिक

Father : KASHINATH Mallick

जन्म साल / Year of Birth : 1989

पुरुष / Male



9860 8876 2047

आधार - साधारण मानुषेर अधिकार

Mainak Mallick

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ভারতীয় বিশিষ্ট পরিচয় প্রাধিকরণ
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

ঠিকানা:
৫৩বি/১এ গরচা রোড, গরচা
রোড, বালিগঞ্জ, বালিগঞ্জ এস.ও,
কলকাতা, পশ্চিমবঙ্গ, ৭০০০১৯

Address:
53B/1A GARCHA ROAD,
GARCHA ROAD,
BALLYGUNGE, Ballygunge
S.O, Ballygunge, Kolkata,
West Bengal, 700019



1947
1800 180 1947



help@uidai.gov.in



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

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आयकर विभाग

INCOME TAX DEPARTMENT

MAITREYEE MALLICK

KASHI NATH MALLICK

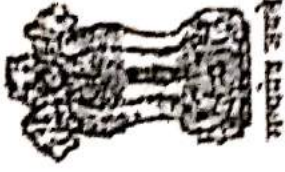
10/05/1979

Permanent Account Number

BUKPM1529H

Maitreyee Mallik

Signature



भारत सरकार

GOVT. OF INDIA



Maitreyee Mallik



भारतीय विशिष्ट पहचान प्राधिकरण
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

Address

D/O: Kashi Nath Mallick, 53 B, GARCHA
ROAD, Ballygunge, Kolkata,
West Bengal - 700019



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आयकर विभाग
INCOME TAX DEPARTMENT
U S T CONSTRUCTIONS



भारत सरकार
GOVT. OF INDIA



15/04/2014
Permanent Account Number
AAEFU0695H

05112014

U.S.T CONSTRUCTIONS

Sanjay V. J.

PARTNER

U.S.T. CONSTRUCTIONS
Sanjay V. J.
PARTNER



ভারত সরকার

Government of India

আমন্ত্রণ নং: 2019700504415

শ্রী
শ্রীমান মুন্ডা
S/O Saisa Munda
CHARABARI
Khas Balanda
Khasbalanda
North 24 Parganas
West Bengal 743425



MP85665412777



আপনার আধার সংখ্যা / Your Aadhaar No. :

9610 7535 5942

আধার - সাধারণ মানুষের অধিকার



ভারত সরকার

Government of India



শ্রীমান মুন্ডা
Saisa Munda
জন্ম তারিখ / DOB : 04/05/1966
পুংস / Male

9610 7535 5942

আধার - সাধারণ মানুষের অধিকার



তথ্য

- আধার পরিচয়ের প্রমাণ, নাগরিকত্বের প্রমাণ নয়।
- পরিচয়ের প্রমাণ প্রমাণিত প্রমাণিকরণ দ্বারা পাঠ করা হবে।

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.



কেন্দ্রীয় পরিচয় প্রমাণকরণ

Unique Identification Authority of India

ঠিকানা:
S/O: সৈশ মুন্ডা, হর্যাবাড়ি,
খাসবন্দা, উত্তর ২৪ পরগনা,
খাসবালান্ডা, পশ্চিম বঙ্গ,
743425

Address:
S/O: Saisa Munda, CHARABARI,
Khas Balanda, North 24
Parganas, Khasbalanda, West
Bengal, 743425

9610 7535 5942



Saisa Munda

Major Information of the Deed

Deed No :	I-1604-02273/2022	
Query No / Year	1604-2000649609/2022	Date of Registration
Query Date	28/02/2022 4:05:22 PM	07/03/2022
Applicant Name, Address & Other Details	Office where deed is registered	
Transaction	D.S.R. - IV SOUTH 24-PARGANAS, District: South 24-Parganas	
[1401] Power of Attorney related to immovable properties, General Power of Attorney related to immovable properties	SAYANI BOSE 8/97A, BIJAYGARH, Thana : Jadavpur, District : South 24-Parganas, WEST BENGAL, PIN - 700032, Mobile No. : 9874587944, Status : Advocate	
Set Forth value	Additional Transaction	
Rs. 2,58,55,000/-	Market Value	
Stampduty Paid(SD)	Rs. 2,58,56,876/-	
Rs. 100/- (Article:48(d))	Registration Fee Paid	
Remarks	Rs. 39/- (Article:E)	
	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)	

Land Details :

District: South 24-Parganas, P.S:- Gariahat, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Garcha Road, Premises No: 53B/1A, Ward No: 086, Holding No:363 Pin Code : 700019

Sch No	Plot Number	Khatian Number	Land Use Proposed ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	(RS :-)		Bastu	3 Katha 13 Chatak 22 Sq Ft	2,24,80,000/-	2,24,81,876/-	Property is on Road
Grand Total :				6.341Dec	224,80,000 /-	224,81,876 /-	

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	5000 Sq Ft.	33,75,000/-	33,75,000/-	Structure Type: Structure
<p>Gr. Floor, Area of floor : 2000 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Pucca, Extent of Completion: Complete</p> <p>Floor No: 1, Area of floor : 2000 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Pucca, Extent of Completion: Complete</p> <p>Floor No: 2, Area of floor : 1000 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Pucca, Extent of Completion: Complete</p>					
Total :		5000 sq ft	33,75,000 /-	33,75,000 /-	

Details :
Name, Address, Photo, Finger print and Signature

Name	Photo	Finger Print	Signature
Smt SUDIPTA MALLICK Wife of Late KASHI NATH MALLICK Executed by: Self, Date of Execution: 01/03/2022 , Admitted by: Self, Date of Admission: 07/03/2022 ,Place : Office			
	07/03/2022	LTI 07/03/2022	07/03/2022

53B/1A, Garcha Road, City:- Not Specified, P.O:- BALLYGUNGE, P.S:-Garlahat, District:-South 24 Parganas, West Bengal, India, PIN:- 700019 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: AExxxxxx0J, Aadhaar No: 70xxxxxxxxB406, Status :Individual, Executed by: Self, Date of Execution: 01/03/2022 , Admitted by: Self, Date of Admission: 07/03/2022 ,Place : Office

Name	Photo	Finger Print	Signature
Mr MAINAK MALLICK Son of Late KASHI NATH MALLICK Executed by: Self, Date of Execution: 01/03/2022 , Admitted by: Self, Date of Admission: 07/03/2022 ,Place : Office			
	07/03/2022	LTI 07/03/2022	07/03/2022

53B/1A, Garcha Road, City:- Not Specified, P.O:- BALLYGUNGE, P.S:-Garlahat, District:-South 24 Parganas, West Bengal, India, PIN:- 700019 Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, PAN No.:: BQxxxxxx7K, Aadhaar No: 98xxxxxxxx2047, Status :Individual, Executed by: Self, Date of Execution: 01/03/2022 , Admitted by: Self, Date of Admission: 07/03/2022 ,Place : Office

Name	Photo	Finger Print	Signature
Mrs MAITREYEE MALLICK Wife of Mr ARIJIT BHATTACHARYA Executed by: Self, Date of Execution: 01/03/2022 , Admitted by: Self, Date of Admission: 07/03/2022 ,Place : Office			
	07/03/2022	LTI 07/03/2022	07/03/2022




53B/1A, Garcha Road, City:- Not Specified, P.O:- BALLYGUNGE, P.S:-Garlahat, District:-South 24 Parganas, West Bengal, India, PIN:- 700019 Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: BUxxxxxx9H, Aadhaar No: 95xxxxxxxx1393, Status :Individual, Executed by: Self, Date of Execution: 01/03/2022 , Admitted by: Self, Date of Admission: 07/03/2022 ,Place : Office

Details :
Name, Address, Photo, Finger print and Signature

UST CONSTRUCTIONS

67/1, S. N. Roy Road, City:- Not Specified, P.O:- SAHAPUR, P.S:-Behala, District:-South 24-Parganas, West Bengal, India, PIN:- 700038 , PAN No.:: AAxxxxxx5H, Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

Representative Details :

Sl No	Name, Address, Photo, Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Mr SOURAV ROY (Presentant) Son of Mr SUBRATA ROY Date of Execution - 01/03/2022, , Admitted by: Self, Date of Admission: 07/03/2022, Place of Admission of Execution: Office	 Mar 7 2022 1:48PM	 LTI 07/03/2022	 07/03/2022
67/1, S. N. Roy Road, City:- Not Specified, P.O:- SAHAPUR, P.S:-Behala, District:-South 24-Parganas, West Bengal, India, PIN:- 700038, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: ALxxxxxx6K, Aadhaar No: 42xxxxxxxx6708 Status : Representative, Representative of : UST CONSTRUCTIONS (as MANAGING PARTNER)				

Identifier Details :

Name	Photo	Finger Print	Signature
Mr SRIBATSA MUNDA Son of Late S MUNDA 24D/1, Jyotish Roy Road, City:- Not Specified, P.O:- NEW ALIPORE, P.S:- Behala, District:-South 24-Parganas, West Bengal, India, PIN:- 700053	 07/03/2022	 07/03/2022	 07/03/2022
Identifier Of Smt SUDIPTA MALLICK, Mr MAINAK MALLICK, Mrs MAITREYEE MALLICK, Mr SOURAV ROY			

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
Act of Indian Stamp Act 1899.

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

Presented for registration at 13:39 hrs on 07-03-2022, at the Office of the D.S.R. - IV SOUTH 24-PARGANAS by Mr SOURAV ROY .

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

Execution is admitted on 07/03/2022 by 1. Smt SUDIPTA MALLICK, Wife of Late KASHI NATH MALLICK, 53B/1A, Road: Garcha Road, , P.O: BALLYGUNGE, Thana: Gariahat, , South 24-Parganas, WEST BENGAL, India, PIN - 700019, by caste Hindu, by Profession House wife, 2. Mr MAINAK MALLICK, Son of Late KASHI NATH MALLICK, 53B/1A, Road: Garcha Road, , P.O: BALLYGUNGE, Thana: Gariahat, , South 24-Parganas, WEST BENGAL, India, PIN - 700019, by caste Hindu, by Profession Service, 3. Mrs MAITREYEE MALLICK, Wife of Mr ARIJIT BHATTACHARYA, 53B/1A, Road: Garcha Road, , P.O: BALLYGUNGE, Thana: Gariahat, , South 24-Parganas, WEST BENGAL, India, PIN - 700019, by caste Hindu, by Profession Business

Identified by Mr SRIBATSA MUNDA, , Son of Late S MUNDA, 24D/1, Road: Jyotish Roy Road, , P.O: NEW ALIPORE Thana: Behala, , South 24-Parganas, WEST BENGAL, India, PIN - 700053, by caste Hindu, by profession Advocate

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

Execution is admitted on 07-03-2022 by Mr SOURAV ROY, MANAGING PARTNER, UST CONSTRUCTIONS (Partnership Firm), 67/1, S. N. Roy Road, City:- Not Specified, P.O:- SAHAPUR, P.S:-Behala, District:-South 24-Parganas, West Bengal, India, PIN:- 700038

Identified by Mr SRIBATSA MUNDA, , Son of Late S MUNDA, 24D/1, Road: Jyotish Roy Road, , P.O: NEW ALIPORE, Thana: Behala, , South 24-Parganas, WEST BENGAL, India, PIN - 700053, by caste Hindu, by profession Advocate

Payment of Fees

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

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 983, Amount: Rs.100/-, Date of Purchase: 17/01/2022, Vendor name: S Chandra

(Signature)

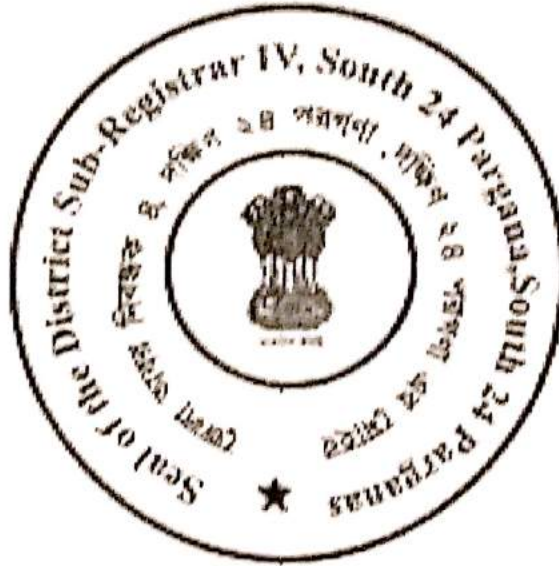
Anupam Halder
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - IV SOUTH 24-
PARGANAS
South 24-Parganas, West Bengal

Certificate of Registration under section 60 and Rule 69,

Registered in Book - I

Volume number 1604-2022, Page from 96077 to 96106

being No 160402273 for the year 2022.



Digitally signed by ANUPAM HALDER
Date: 2022.03.15 14:10:56 +05:30
Reason: Digital Signing of Deed.

(Handwritten signature)
(Anupam Halder) 2022/03/15 02:10:56 PM
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - IV SOUTH 24-PARGANAS
West Bengal.

(This document is digitally signed.)