

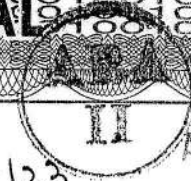
1/223/2023

I-9747/23



8-10 P.M.

पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL



AP 312565

1754515/23

*Additional Registrar of Assurances  
Kolkata*

*Certified that the Document is admitted to  
Registration on Signature Sheet and the  
endors are attached to this document  
are the property of the Assured.*

*Additional Registrar  
of Assurances II Kolkata*

15 JUL 2023

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

TO ALL TO WHOM THESE PRESENTS SHALL COME THIS POWER OF ATTORNEY is made on this 13<sup>th</sup> day of July, 2023 BY (1) SRI JOY NARAYAN DE, (PAN -ADSPD6177G), (Aadhaar No. 4468 3163 4761), son of Late Shambhunath De, by Occupation - Business, (2) SM KRISHNA DE, (PAN - AYZPD3427H ), (Aadhaar No. 5149 8397 2077), wife of Late Rabi Shankar De, by Occupation - Housewife, (3) SRI UDAY SHANKAR DE, (PAN - AGLPD9571G), (Aadhaar No. 3459 5270 7082), son of Late Luxmi Narayan De, by Occupation - Service and (4)

2206 ..... 13/7/23  
 250/-  
 400/-  
 Total  
 Received

*[Signature]*  
 Associate

SYNERGY CONSULTANTS

Proprietor









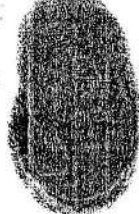




Government of West Bengal

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










OFFICE OF THE A.R.A. - II KOLKATA, District Name :Kolkata

Signature / LTI Sheet of Query No/Year 19028001754515/2023

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

SI No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
1	Shri Chiradeep Bhattacharya 25/26, Moore Avenue, City:- , P.O:- Regent Park, P.S:- Regent Park, District:- South 24-Parganas, West Bengal, India, PIN:- 700040	Representative of Attorney [Messrs Synergy Consultants]		6742 	 13.7.23
2	Shri Joy Narayan De 35, Madan Mohan Tala Street, City:- Kolkata, P.O:- Hatkhola, P.S:- Shyampukur, District:- Kolkata, West Bengal, India, PIN:- 700005	Principal		6745 	 13.7.23
3	Smt Krishna De 35, Madan Mohan Tala Street, City:- Kolkata, P.O:- Hatkhola, P.S:- Shyampukur, District:- Kolkata, West Bengal, India, PIN:- 700005	Principal		6743 	 13.7.23

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

SI No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
4	Shri Uday Shankar De 35, Madan Mohan Tala Street, City:- Kolkata, P.O:- Hatkhola, P.S:- Shyampukur, District:- Kolkata, West Bengal, India, PIN:- 700005	Principal		6742 	 13/07/23
5	Shri Arun Shankar De 35, Madan Mohan Tala Street, City:- Kolkata, P.O:- Hatkhola, P.S:- Shyampukur, District:- Kolkata, West Bengal, India, PIN:- 700005	Principal		6743 	 13/07/2023
SI No.	Name and Address of identifier	Identifier of	Photo	Finger Print	Signature with date
1	Mr SWARUP BOSE Son of Mr LAKSHMI KANTA BOSE City:- , P.O:- GPO, P.S:-Hare Street, District:-Kolkata, West Bengal, India, PIN:- 700001	Shri Chiradeep Bhattacharya, Shri Joy Narayan De, Smt Krishna De, Shri Uday Shankar De, Shri Arun Shankar De		6746 	 13/07/2023

(Satyajit Biswas)

ADDITIONAL REGISTRAR  
OF ASSURANCE  
OFFICE OF THE A.R.A. -  
II KOLKATA  
Kolkata, West Bengal

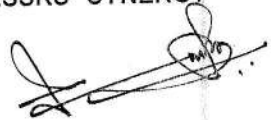


**SRI ARUN SHANKAR DE, (PAN – AGIPD6946J), (Aadhaar No. 2946 7367 4497),** son of Late Luxmi Narayan De, by Occupation – Service, all are by faith – Hindu, by Nationality – Indian, all are residing at 35, Madan Mohan Tala Street, P.O. Hatkhola, P.S. Shyampukur, Kolkata – 700 005, District – Kolkata, hereinafter jointly called and referred to as the **OWNERS/PRINCIPALS SEND GREETINGS:**

**WHEREAS** the **OWNERS/PRINCIPALS** herein are the absolute joint owners of **ALL THAT** piece and parcel of revenue redeem land measuring about 5 (Five) Cottahas 10 (Ten) Chittacks be the same a little more or less together with a three storied old residential building standing thereon total measuring an area of 7560 (Seven Thousand Five Hundred and Sixty) Sq.ft. more or less, situate and being Plot No. 21 of the surplus lands in Calcutta Improvement Scheme No. LI formed out of old Premises No. 160/2, Upper Chitpore Road in Taluq Sutanuty in the town of then Calcutta now Kolkata, now known as K.M.C. Premises No. 35, Madan Mohan Tala Street, having Assessee No. 11-008-31-0023-0, within the jurisdiction of The Kolkata Municipal Corporation, Ward No. 8, under Police Station – Shyampukur, Kolkata – 700 005, District – Kolkata and in possession of the said property in which none other than the owners have any right, title, interest and possession therein.

**AND WHEREAS** the above named **OWNERS / FIRST PARTY** hereto have decided to construct and / or erect a multi-storied building with lift facility upon the said K.M.C. Premises No. 35, Madan Mohan Tala Street, within Ward No. 8, under Police Station – Shyampukur, Kolkata – 700 005, District – Kolkata, measuring land area of 5 (Five) Cottahas 10 (Ten) Chittacks more or less as mentioned in the **SCHEDULE** below after demolishing the existing old building through any Developer who will take all steps and cares to construct and complete such building or buildings upon the said premises at the said Developer's own costs and expenses and also at it's own risks and responsibilities.

**AND WHEREAS** thereafter an Agreement for Development has been executed and registered in the office of Addl. Registrar of Assurances - II, Kolkata on 7<sup>th</sup> day of July, 2023 and recorded into Book No.I, Being No. 09445 for the year 2023 between the **OWNERS/PRINCIPALS** herein and the Developer namely **MESSRS SYNERGY**



**CONSULTANTS (PAN – AHTPB0194Q)**, a Proprietorship-firm, having its' place of business at 19A, Palit Street, P.O. & P.S. Ballygunge, Kolkata - 700019, represented by its' Sole Proprietor **SHRI CHIRADEEP BHATTACHARYA (PAN - AHTPB0194Q)**, (**Aadhaar No. 5344 5713 6448**), son of Late Chiranjib Bhattacharya, by faith - Hindu, by Occupation - Business, by Nationality – Indian, residing at 45/26, Moore Avenue, P.O. & P.S. Regent Park, Kolkata - 700040, District - South 24-Parganas, to erect and complete the construction of a multi-storied building with lift facility in our said land as per sanction Building Plan to be sanctioned by The Kolkata Municipal Corporation mentioned and described in the said registered Development Agreement dated 07.07.2023 made between the **LAND OWNERS** i.e. the **PRINCIPALS** and "**MESSRS SYNERGY CONSULTANTS**" the Power holder herein.

**NOW THEREFORE KNOW YE AND THESE PRESENTS WITNESSETH** that we, the said do hereby nominate, constitute and appoint **MESSRS SYNERGY CONSULTANTS (PAN – AHTPB0194Q)**, a Proprietorship-firm, having its' place of business at 19A, Palit Street, P.O. & P.S. Ballygunge, Kolkata - 700019, represented by its' Sole Proprietor **SHRI CHIRADEEP BHATTACHARYA (PAN - AHTPB0194Q)**, (**Aadhaar No. 5344 5713 6448**), son of Late Chiranjib Bhattacharya, by faith - Hindu, by Occupation - Business, by Nationality – Indian, residing at 45/26, Moore Avenue, P.O. & P.S. Regent Park, Kolkata - 700040, District - South 24-Parganas, to be our true and lawful attorney in our names and on our behalf in our place and stead to do the following acts, deeds and things in respect of the said premises that is to say:

- i. To look after and manage the property on behalf of the **OWNERS**.
- ii. To appear and act in all the Courts such as Civil or Criminals, Originals, Revisional or Appellate Courts and also in the Registration Offices and in any other Office of Government, in the Office of The Kolkata Municipal Corporation or any other Municipality, Improvement Trust, The Kolkata Metropolitan Development Authority, Commissioner of any Division or District Board or any other office or Local Authority on behalf of us and for such purpose our said Attorney may accept service of any summons or any notice issued by any authority, shall be received by our said Lawful Attorney.





- iii. To sign and verify any plaint, written statements, petition of claim and objection, memorandum of Appeal and petition and application of all kinds and to file them relating to the aforesaid properties as mentioned in the **SCHEDULE** hereunder written in any such Court or Office.
- iv. To appoint, engage on our behalf any Advocate, Pleader, Solicitors, Revenue Agent or any other legal practitioner whenever our said Attorney shall think proper to do so and to discharge and/or terminate his appointments.
- v. To cause mutation of our said Property where necessary effected in the revenue and/or in the record of The Kolkata Municipal Corporation within the jurisdiction and to make such statements and sign all applications or objections personally or through Lawyer or other agents to effectuate the said purpose and Collect Mutation Certificate, Assessment Roll or Tax Clearance Certificate and other necessary papers thereof and pay necessary taxes to The Kolkata Municipal Corporation as and when necessary on our behalf.
- vi. To demarcate or delineate our said property that be necessary for the said purpose by virtue of a Deed of Boundary Declaration or any other Declaration or Deed of Rectification to be registered before the concerned registering authority and/or to sewer any affidavit related thereto.
- vii. To deposit the revenue for our said property in The Kolkata Municipal Corporation or in any Government Department and to pay all charges and the local taxes for the properties.
- viii. To sign all the plans to be submitted before the concerned authority/ authorities for the sanction of the building plan, revised building Plan, addition and/or alteration Plan and/or modified Plan and/or completion Building Plan for our said property and sign all the papers related thereto and to sign the same on our behalf the addition and/or alteration and/or modified or revised Plan and submit the same before The Kolkata Municipal Corporation for sanction and then to get delivery the same along with the Completion Certificate and also Completion Plan of the building on our behalf from The Kolkata Municipal

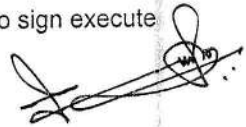
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Corporation and execute any affidavit related thereto and also sign, execute and register any Deed of Declaration to be required for the same related to our said property.

- ix. To sign drainage and sewerage Plan of the property and submit the same before the Kolkata Municipal Corporation in respect of the Premises and to sign all other papers related thereto.
- x. To sign the Plan for taking water connection from The Kolkata Municipal Corporation in respect of the said Premises as mentioned in the **SCHEDULE** below and also to sign all the papers related thereto.
- xi. To look after and to control all the affairs for the development of the said land and construction of a new multi-storied building which is being erected as per sanction building Plan to be sanctioned by The Kolkata Municipal Corporation or other approval of the Government Authority at the cost of the **DEVELOPER** and the **DEVELOPER** shall sign and execute on behalf of the owners all the Declaration Deed or any other Declaration as mentioned in the **SCHEDULE** below related thereto and registrar the such document as per requirement for the interest of the proposed project.
- xii. To sign, execute and submit all Development Plans, Documents, Statements, Papers, Undertakings, Declarations, may be required for necessary sanction, modification, revised and/or addition and/or alteration of sanctioned plans by the appropriate authority and other appropriate authorities after signing from the landowners.
- xiii. To appear and represent on behalf of the **PRINCIPALS** i.e. **LAND OWNERS** herein on or before any necessary authorities including, The Kolkata Municipal Corporation, Fire brigade, Kolkata Police, West Bengal Police, necessary Departments of Government of West Bengal, in connection with the modification and/or addition and/or alteration of Development plans for the above mentioned property and also for the interest of the proposed project.



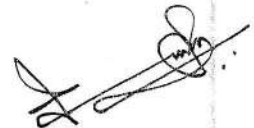
- xiv. To pay fees for obtaining the addition, alteration, modification and/or revised plan and such other orders and permissions from the necessary authorities on behalf of the landowners as required for sanction, modification, addition and/or alteration of the Development Plan and also to submit and take delivery of title, deeds concerning the said property and also take other papers and documents as may be required by the necessary authorities and appoint engineers, Architects and other Agents and Sub-Contractor for the aforesaid purposes as our Attorney shall think fit and proper.
- xv. To receive the excess amount of fees, if any, paid for the purpose of modification addition, alteration, revised and/or completion building plan to be sanctioned from the authority or authorities.
- xvi. To develop the said property by making construction of such type of building or buildings thereon as the said Attorney may deem fit and proper.
- xvii. To apply for obtaining electricity gas, water sewerage, drainage, lift, telephone or other connections or obtaining electric meter or any other utility to the said property and /or to make alteration therein and to disconnect the same and for that purpose to sign, execute and submit all papers, applications, documents and plans related thereto on behalf of the **OWNERS** and submit the same before the concerned authority/ authorities for such connection of electric, drainage and sewerage, water, telephone, gas, connection etc. and to execute and sign all paper plan for sanction drainage and sewerage connection of the said entire property and to do all such other acts, deeds and things as may be deemed fit and proper by the said Attorney on our behalf.
- xviii. To apply for and obtain building materials from the concerned authorities for consumption of the building on the said property as aforesaid.
- xix. To pay all rates, taxes, charges, expenses and other outgoings whatsoever payable for and on account of the said property, or any part thereof.
- xx. To appear and represent us before all authorities for fixation and/or finalization of the annual valuation of the said property and for that purpose to sign execute



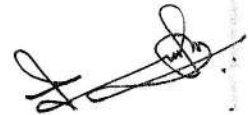


and submit necessary papers and documents and to do all other acts, deeds and things as the said Attorney may deem fit and proper.

- xxi. To negotiate with others for giving possession of the flats etc. in lieu of proper considerations sum against the **DEVELOPER'S ALLOCATION** as mentioned in the **THIRD SCHEDULE** of the registered Development Agreement dated 07.07.2023 and the **DEVELOPER** shall do all the acts in the Premises.
- xxii. To collect advance or part payment or full consideration money from the intending purchasers of the **DEVELOPER'S ALLOCATION** as mentioned in the **THIRD SCHEDULE** of the registered Development Agreement dated 07.07.2023 alongwith the proportionate share of land and grant receipt in favour of the interested persons/persons who are interested to take possession of the flat/flats etc. in lieu of satisfactory consideration.
- xxiii. To advertise in different news papers and display, hoarding in different places, and also to engage agency or agencies for giving possession of the Developer's Allocation alongwith the proportionate share of land in any name as the said Attorney shall think fit and proper and to sell the Developer's Allocation as mentioned in the said registered Development Agreement dated 07.07.2023 to any Third Party or parties at any consideration price to be fixed up only by the **DEVELOPER**.
- xxiv. To negotiate with intending persons who desire to take possession in lieu of proper consideration for the flats/Car Parking Space/commercial space, if any including proportionate land share of the said **DEVELOPER'S ALLOCATION** alongwith the proportionate share of land at our said premises or any part thereof and for that purpose to sign and execute all deeds, as our said Attorney shall think fit and proper as per the said registered Development Agreement.
- xxv. To file and submit declaration, statements, application and/or returns to the competent authority or any other necessary authority or authorities in connection with the matters herein contained.



- xxvi. To receive part or full consideration sum against the Developer's Allocation as mentioned in the said registered Development Agreement dated 07.07.2023 from the intending purchasers and acknowledges the receipt of the same.
- xxvii. To appear and represent us before any Notary Public, office of the Addl. Registrar of Assurance/s at Kolkata, Metropolitan Magistrate and Other Office or Offices or Authority or Authorities having jurisdiction and to execute and register any kind of Deeds, Deed of Conveyances, Agreement for Sale, Deed of Declaration or Rectification, Deed of Amalgamation, Deed of Boundary Declaration and or any kind of instrument writing executed and signed by the said Attorney in any manner concerning the said property as per the said registered Development Agreement dated 07.07.2023 in connection with the **DEVELOPER'S ALLOCATION** only and present the same before the Registrar for registration.
- xxviii. To take necessary steps for registration of the Developer's Allocation as mentioned in the said registered Development Agreement or any part alongwith the proportionate share of land by the Developer i.e. the Attorney herein.
- xxix. To convey, prosecute, enforce, defend answer and oppose all actions other legal proceedings regarding the said land and property or any part thereof.
- xxx. To file and defend suits, cases, appeals and applications of whatsoever nature for and on our behalf or to be institute preferred by or any person or persons in respect of the said property.
- xxxi. To compromise suits, appears or other legal proceedings in any Courts, Tribunals or other authority whatsoever and to sign and verify applications thereof in respect of the entire Premises.
- xxxii. To sign, declare and/or affirm any plaints, written statements petitions, affidavits, verifications, vakalatnamas, warrant of Attorney Memo of Appeal or any other documents or papers in any proceedings or in any way construction therewith.





xxxiii. To deposit and withdraw fee, documents and moneys in and from any Court or courts and/or other person or persons or authority and given valid receipts and discharged thereof.

**AND GENERALLY** to do all such acts, deeds and things as will be necessary for implementing the said Development agreement and for raising and completing the construction of the building on the said premises we hereby confirm and ratify and do agree and undertake to ratify all the said acts, deeds and things that shall be done by our said attorney as we own acts, deeds and things as if we were personally present and doing the same.

**SCHEDULE ABOVE REFERRED TO**

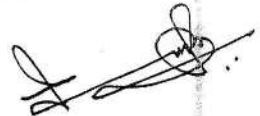
**ALL THAT** piece and parcel of a revenue free homestead land containing an area of **5 (Five) Cottahas 10 (Ten) Chittacks** be the same a little more or less together with a three storied old residential building standing thereon total measuring an area of 7560 (Seven Thousand Five Hundred and Sixty) Sq.ft. more or less, situate and being Plot No. 21 of the surplus lands in Calcutta Improvement Scheme No. LI formed out of old Premises No. 160/2, Upper Chitpore Road in Taluq Sutanuty in the town of then Calcutta now Kolkata, now known as **K.M.C. Premises No. 35, Madan Mohan Tala Street**, having Assessee No. 11-008-31-0023-0, within the jurisdiction of The Kolkata Municipal Corporation, Ward No. 8, under Police Station – Shyampukur, Kolkata – 700 005, District – Kolkata and the entire premises is butted and bounded by :

**ON THE NORTH** : By 60' ft. wide K.M.C. Road;

**ON THE SOUTH** : By Plot No. 17 in Calcutta Improvement Trust Scheme No.LI

**ON THE EAST** : By Plot No. 22 in Calcutta Improvement Trust Scheme No.LI;

**ON THE WEST** : By Plot Nos. 19 & 20 in Calcutta Improvement Trust Scheme No.LI.



IN WITNESS WHEREOF we, the said OWNERS/PRINCIPALS have set and subscribed our respective hands on this 13<sup>th</sup> day of July, Two Thousand and Twenty-three (2023).

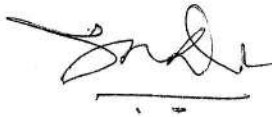
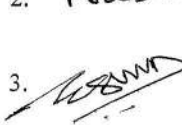
**SIGNED SEALED AND DELIVERED**

by the parties hereto in the presence of following witnesses :-

WITNESS :

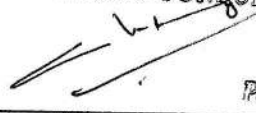
1. Shaomila Mahtha  
Nahaburgam Sen St -  
Cal - 5-

2. Anomala Bhowmik  
130/9 Dumdum Road  
Kolkata - 700074.

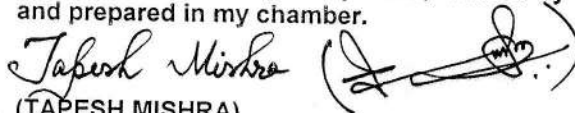
1.  (Jay Narayan De)
2. Krishna De
3.  (UDAY SHANKAR DE)
4. Anand Shankar De

\_\_\_\_\_  
SIGNATURE OF THE PRINCIPALS

**ENERGY CONSULTANTS** (CHITRAPEE)  
BHATTACHARYA

  
Proprietor  
\_\_\_\_\_  
SIGNATURE OF THE ATTORNEY












Read over, explained in Vernacular to the Parties and admitted to be correct and as per the instructions given by the parties, drafted by me and prepared in my chamber.














(TAPESH MISHRA)  
ADVOCATE [ Enrol. No. F/1224/07 ]  
HIGH COURT, CALCUTTA  
Resi-cum-Chamber : 69/1, Baghajatin  
Place, Kolkata-700086

Mob. 9836115120  
Email: tapesh.mishra85@gmail.com














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	left hand					
	right hand					

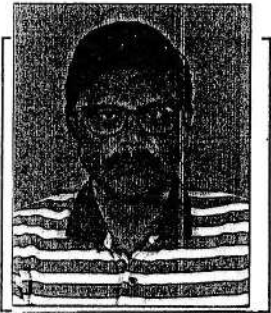









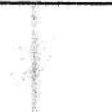
Name ... Jay Narayan De ...  
 Signature ... Jay Narayan De ...

	Thumb	1 <sup>st</sup> finger	Middle finger	Ring finger	Small finger	
	left hand					
	right hand					

Name ... KRISHNA DE ...  
 Signature ... Krishna De ...

	Thumb	1 <sup>st</sup> finger	Middle finger	Ring finger	Small finger	
	left hand					
	right hand					

Name ... UDAY SHANKAR DE ...  
 Signature ... Uday Shankar De ...

	Thumb	1 <sup>st</sup> finger	Middle finger	Ring finger	Small finger	
	left hand					
	right hand					

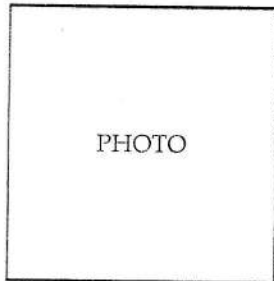
Name ... ARUN SHANKAR DE ...  
 Signature ... Arun Shankar De ...



	Thumb	1 <sup>st</sup> finger	Middle finger	Ring finger	Small finger
left hand					
right hand					

Name RAJEEV BHATTACHARYA

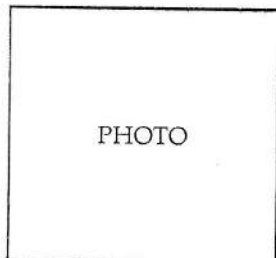
Signature



	Thumb	1 <sup>st</sup> finger	Middle finger	Ring finger	Small finger
left hand					
right hand					

Name .....

Signature .....



	Thumb	1 <sup>st</sup> finger	Middle finger	Ring finger	Small finger
left hand					
right hand					

Name .....

Signature .....



	Thumb	1 <sup>st</sup> finger	Middle finger	Ring finger	Small finger
left hand					
right hand					

Name .....

Signature .....





स्वाई लेखा संख्या /PERMANENT ACCOUNT NUMBER  
ADSPD6177G

नाम /NAME  
JOY NARAYAN DE

पिता का नाम /FATHER'S NAME  
SHAMBHU NATH DE

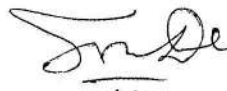
जन्म तिथि /DATE OF BIRTH  
22-03-1936

हस्ताक्षर /SIGNATURE  


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

इस कार्ड के खो /मिल जाने पर कृपया जारी करने  
वाले प्राधिकारी को सूचित / वापस कर दें  
संयुक्त आयकर आयुक्त(प्रणति एवं तकनीकी),  
पी-7,  
चौरंगी स्वयायर,  
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



आधार



ভারত সরকার

Unique Identification Authority of India

Government of India

তালিকাভুক্তির আই ডি / Enrollment No.: 1040/19559/03177

To  
জয় নারায়ন দে  
Joy Narayan De  
35 MADAN MOHAN TALA STREET  
HATKHOLA  
Hatkhola S.O  
Hatkhola  
Kolkata  
West Bengal 700005

19/09/2012  
21681508



MN216815088FT



আপনার আধার সংখ্যা / Your Aadhaar No. :

**4468 3163 4761**

আধার - সাধারণ মানুষের অধিকার



ভারত সরকার  
Government of India



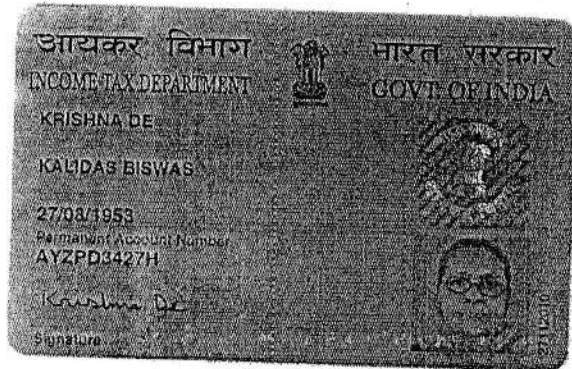
জয় নারায়ন দে  
Joy Narayan De  
পিতা : শম্ভু নাথ দে  
Father : Shambhu Nath De  
জন্ম সাল / Year of Birth : 1936  
পুরুষ / Male



**4468 3163 4761**

আধার - সাধারণ মানুষের অধিকার





Krishna De



ভারতীয় নিমিত্ত পরিচয় প্রাধিকার  
**ভারত সরকার**  
**Unique Identification Authority of India**  
**Government of India**

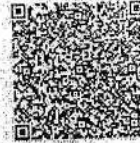
তালিকাভুক্তির আই ডি/Enrollment No.: 1040/19559/03157

To  
 কৃষ্ণা দে  
 Krishna De  
 35 MADAN MOHAN TALA STREET  
 HATKHOLA Hatkhola S.O  
 Hatkhola Kolkata  
 West Bengal 700005



12433528

MN124335284DF



আপনার আধার সংখ্যা/ Your Aadhaar No. :

**5149 8397 2077**

আধার - সাধারণ মানুষের অধিকার



ভারত সরকার  
 GOVERNMENT OF INDIA

কৃষ্ণা দে  
 Krishna De  
 পিতা : কালিদাস বিহাস  
 Father : Kalidas Biswas  
 জন্ম-সাল / Year of Birth : 1953  
 মহিলা / Female



**5149 8397 2077**

আধার - সাধারণ মানুষের অধিকার

*Kristina De*



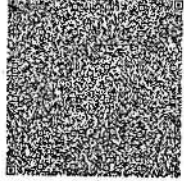


ভারত সরকার  
Unique Identification Authority of India  
Government of India

তালিকাভুক্তির নম্বর/ Enrolment No.: 0635/10174/82457

To  
উদয় শঙ্কর দে  
Uday Shankar De  
35  
MADAN MOHAN TALA STREET  
HATKHOLA  
Hatkhola S.O  
Kolkata West Bengal - 700005  
9674562556

Signature Not Verified  
DIPANKAR PRASAD  
DIGITAL SIGNATURE  
AUTHORITY OF INDIA  
Date: 2018.08.11 12:34:05  
BT



আপনার আধার সংখ্যা / Your Aadhaar No. :

**3459 5270 7082**

VID : 9148 2887 4669 8067

আমার আধার, আমার পরিচয়



ভারত সরকার  
Government of India



উদয় শঙ্কর দে  
Uday Shankar De  
জন্মতারিখ/DOB: 07/08/1955  
পুরুষ/ MALE



**3459 5270 7082**

VID : 9148 2887 4669 8067

আমার আধার, আমার পরিচয়



Government of India

AADHAAR

তথ্য

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

**INFORMATION**

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

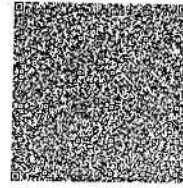
- আধার সারা দেশে মান্য।
- আধার ভবিষ্যতে সরকারী ও বেসরকারী পরিষেবা প্রাপ্তির সহায়ক হবে।
- Aadhaar is valid throughout the country .
- Aadhaar will be helpful in availing Government and Non-Government services in future .



ভারত সরকার  
Unique Identification Authority of India

ঠিকানা:  
35, মদন মোহন তলা স্ট্রীট, হাটখোলা, হাটখোলা,  
কোলকাতা,  
পশ্চিমবঙ্গ - 700005

Address:  
35, MADAN MOHAN TALA STREET,  
HATKHOLA, Hatkhola S.O, Kolkata,  
West Bengal - 700005



**3459 5270 7082**

VID : 9148 2887 4669 8067

www.aadhaar.gov.in

*Handwritten signature*

आयकर विभाग  
INCOME TAX DEPARTMENT

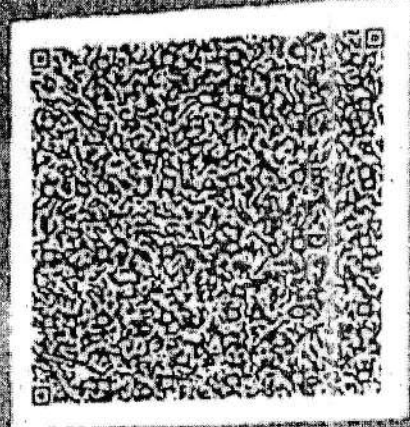


भारत सरकार  
GOVT. OF INDIA

स्थायी लेखा संख्या कार्ड  
Permanent Account Number Card



AGLPD9571G



नाम / Name  
UDAY SHANKAR DE

पिता का नाम / Father's Name  
LUXMI NARAYAN DE

जन्म की तारीख / Date of Birth  
07/08/1955

  
हस्ताक्षर / Signature







ভারত সরকার

Unique Identification Authority of India  
ভূগণনাধিকারী আধার

ভাঙ্গাইডাক্টর আই ডি/Enrollment No.: 1040/19559/03163

To  
অরুণ শঙ্কর দে  
Arun Shankar De  
35 MADAN MOHAN TALA STREET  
HATKHOLA Hatkhola S.O  
Hatkhola Kolkata  
West Bengal 700005

17/09/2012



MN124376655DF



আপনার আধার সংখ্যা/ Your Aadhaar No. :

**2946 7367 4497**

আধার - সাধারণ মানুষের অধিকার



ভারত সরকার  
GOVERNMENT OF INDIA



অরুণ শঙ্কর দে  
Arun Shankar De  
পিতা : লক্ষ্মী নারায়ণ দে  
Father : Luxmi Narayan De  
জন্ম সাল / Year of Birth : 1956  
পুরুষ / Male



**2946 7367 4497**

আধার - সাধারণ মানুষের অধিকার

*Arun Shankar De*

*18/09/2012*



Arun Shankar De

13/07/2023



आयकर विभाग

INCOME TAX DEPARTMENT



भारत सरकार

GOVT. OF INDIA

CHIRADEEP BHATTACHARYA

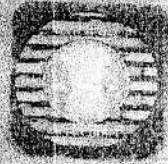
CHIRANJIB BHATTACHARYA

12/10/1970

Permanent Account Number

AHTPB0194Q

Signature







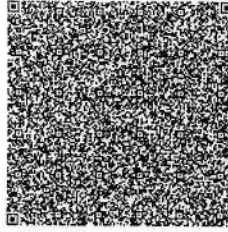
भारत सरकार  
Government of India

भारतीय विशिष्ट पहचान प्राधिकरण  
Unique Identification Authority of India

नामांकन क्रम/ Enrolment No.: 0718/10177/00773

To  
Chiradeep Bhattacharya  
Chiradeep Bhattacharya  
45/26  
moore avenue  
netaji nagar  
Regent Park  
Kolkata West Bengal - 700040  
9088019000

Validity-unknown  
Digitally signed by  
Unique Identification  
Authority of India as  
Time: 2023.08.02 08:41  
UTC



आपका आधार क्रमांक / Your Aadhaar No. :

**5344 5713 6448**

VID : 9148 6802 7847 2763

मेरा आधार, मेरी पहचान



भारत सरकार  
Government of India



Chiradeep Bhattacharya  
Chiradeep Bhattacharya  
जन्म तिथि/DOB: 12/10/1970  
पुरुष/ MALE

Issue Date: 31/07/2022

**5344 5713 6448**

VID : 9148 6802 7847 2763

मेरा आधार, मेरी पहचान



Government of India



### सूचना

- आधार पहचान का प्रमाण है, नागरिकता का नहीं।
- सुरक्षित QR कोड / ऑफलाइन XML / ऑनलाइन ऑथेंटिकेशन से पहचान प्रमाणित करें।
- यह एक इलेक्ट्रॉनिक प्रक्रिया द्वारा बना हुआ पत्र है।

### INFORMATION

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

- आधार देश भर में मान्य है।
- आधार कई सरकारी और गैर सरकारी सेवाओं को पाना आसान बनाता है।
- आधार में मोबाइल नंबर और ईमेल ID अपडेट रखें।
- आधार को अपने स्मार्ट फोन पर रखें, mAadhaar App के साथ।

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



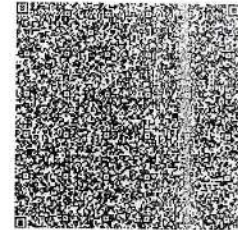
भारतीय विशिष्ट पहचान प्राधिकरण  
Unique Identification Authority of India



पता:  
45/26, मूर आवन्यू, नेताजी नगर, रेजेंट पार्क, कोलकाता,  
वेस्ट बंगाल - 700040

Address:  
45/26, moore avenue, netaji nagar, Regent  
Park, Kolkata,  
West Bengal - 700040

Download Date: 10/08/2023



**5344 5713 6448**

VID : 9148 6802 7847 2763

1947 | help@uidai.gov.in | www.uidai.gov.in



\*\*\*\*\*

DATED THIS 13<sup>TH</sup> DAY OF JULY 2023

\*\*\*\*\*

BETWEEN

SRI JOY NARAYAN DE & ORS.

OWNERS/PRINCIPALS

AND

MESSRS SYNERGY CONSULTANTS

DEVELOPER/ATTORNEY

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

**TAPESH MISHRA**  
ADVOCATE  
HIGH COURT CALCUTTA  
69/1, BAGHAJATIN PLACE,  
KOLKATA - 700086  
MOB.9836115120

### Major Information of the Deed

Deed No :	I-1902-09747/2023	Date of Registration	15/07/2023
Query No / Year	1902-8001754515/2023	Office where deed is registered	
Query Date	11/07/2023 1:44:14 PM	A.R.A. - II KOLKATA, District: Kolkata	
Applicant Name, Address & Other Details	TAPESH MISHRA Thana : Hare Street, District : Kolkata, WEST BENGAL, Mobile No. : 9836115120, Status :Advocate		
Transaction		Additional Transaction	
[0138] Sale, Development Power of Attorney after Registered Development Agreement			
Set Forth value	Market Value		
Rs. 2/-	Rs. 2,30,97,636/-		
Stampduty 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]:- 190209445/2023 Received Rs. 50/- ( FIFTY only ) from the applicant for issuing the assement slip.(Urban area)		

#### Land Details :

District: Kolkata, P.S:- Shyampukur, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Madan Mohantala street, , Premises No: 35, , Ward No: 008 Pin Code : 700005

Sch No	Plot Number	Khatian Number	Land Use Proposed ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1			Bastu	5 Katha 10 Chatak	1/-	1,79,94,636/-	Width of Approach Road: 60 Ft., , Project Name :
<b>Grand Total :</b>				<b>9.2813Dec</b>	<b>1 /-</b>	<b>179,94,636 /-</b>	

#### Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	7560 Sq Ft.	1/-	51,03,000/-	Structure Type: Structure .
<p>Gr. Floor, Area of floor : 2520 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 : 2520 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 : 2520 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Pucca, Extent of Completion: Complete</p>					
<b>Total :</b>		<b>7560 sq ft</b>	<b>1 /-</b>	<b>51,03,000 /-</b>	



**Principal Details :**

SI No	Name,Address,Photo,Finger print and Signature
1	<b>Shri Joy Narayan De</b> Son of Late Sanbhunath De 35, Madan Mohan Tala Street, City:- Kolkata, P.O:- Hatkhola, P.S:-Shyampukur, District:-Kolkata, West Bengal, India, PIN:- 700005 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: adxxxxxx7g,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 13/07/2023 , Admitted by: Self, Date of Admission: 13/07/2023 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 13/07/2023 , Admitted by: Self, Date of Admission: 13/07/2023 ,Place : Pvt. Residence
2	<b>Smt Krishna De</b> Wife of Late Rabi Sankar De 35, Madan Mohan Tala Street, City:- Kolkata, P.O:- Hatkhola, P.S:-Shyampukur, District:-Kolkata, West Bengal, India, PIN:- 700005 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: ayxxxxxx7h,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 13/07/2023 , Admitted by: Self, Date of Admission: 13/07/2023 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 13/07/2023 , Admitted by: Self, Date of Admission: 13/07/2023 ,Place : Pvt. Residence
3	<b>Shri Uday Shankar De</b> Son of Late Luxmi Narayan De 35, Madan Mohan Tala Street, City:- Kolkata, P.O:- Hatkhola, P.S:-Shyampukur, District:-Kolkata, West Bengal, India, PIN:- 700005 Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, PAN No.:: agxxxxxx1g,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 13/07/2023 , Admitted by: Self, Date of Admission: 13/07/2023 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 13/07/2023 , Admitted by: Self, Date of Admission: 13/07/2023 ,Place : Pvt. Residence
4	<b>Shri Arun Shankar De</b> Son of Late Luxmi Narayan De 35, Madan Mohan Tala Street, City:- Kolkata, P.O:- Hatkhola, P.S:-Shyampukur, District:-Kolkata, West Bengal, India, PIN:- 700005 Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, PAN No.:: agxxxxxx6j,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 13/07/2023 , Admitted by: Self, Date of Admission: 13/07/2023 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 13/07/2023 , Admitted by: Self, Date of Admission: 13/07/2023 ,Place : Pvt. Residence

**Attorney Details :**

SI No	Name,Address,Photo,Finger print and Signature
1	<b>Messrs Synergy Consultants</b> 19A, Palit Street, City:- , P.O:- Ballygunge, P.S:-Bullygunge, District:-South 24-Parganas, West Bengal, India, PIN:- 700019 , PAN No.:: ahxxxxxx4q,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

**Representative Details :**

SI No	Name,Address,Photo,Finger print and Signature
1	<b>Shri Chiradeep Bhattacharya (Presentant )</b> Son of Late Chiranjib Bhattacharya 25/26, Moore Avenue, City:- , P.O:- Regent Park, P.S:-Regent Park, District:-South 24-Parganas, West Bengal, India, PIN:- 700040, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: ahxxxxxx4q,Aadhaar No Not Provided by UIDAI Status : Representative, Representative of : Messrs Synergy Consultants (as Sole Proprietor)



**Identifier Details :**

Name	Photo	Finger Print	Signature
<b>Mr SWARUP BOSE</b> Son of Mr LAKSHMI KANTA BOSE City:- , P.O:- GPO, P.S:-Hare Street, District:-Kolkata, West Bengal, India, PIN:- 700001			
Identifier Of Shri Chiradeep Bhattacharya, Shri Joy Narayan De, Smt Krishna De, Shri Uday Shankar De, Shri Arun Shankar De			

Transfer of property for L1		
Sl.No	From	To. with area (Name-Area)
1	Shri Joy Narayan De	Messrs Synergy Consultants-2.32031 Dec
2	Smt Krishna De	Messrs Synergy Consultants-2.32031 Dec
3	Shri Uday Shankar De	Messrs Synergy Consultants-2.32031 Dec
4	Shri Arun Shankar De	Messrs Synergy Consultants-2.32031 Dec
Transfer of property for S1		
Sl.No	From	To. with area (Name-Area)
1	Shri Joy Narayan De	Messrs Synergy Consultants-1890.00000000 Sq Ft
2	Smt Krishna De	Messrs Synergy Consultants-1890.00000000 Sq Ft
3	Shri Uday Shankar De	Messrs Synergy Consultants-1890.00000000 Sq Ft
4	Shri Arun Shankar De	Messrs Synergy Consultants-1890.00000000 Sq Ft

**Endorsement For Deed Number : I - 190209747 / 2023**

**On 13-07-2023**

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

Presented for registration at 20:00 hrs on 13-07-2023, at the Private residence by Shri Chiradeep Bhattacharya ..

**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 2,30,97,636/-

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

Execution is admitted on 13/07/2023 by 1. Shri Joy Narayan De, Son of Late Sanbhunath De, 35, Madan Mohan Tala Street, P.O: Hatkhola, Thana: Shyampukur, , City/Town: KOLKATA, Kolkata, WEST BENGAL, India, PIN - 700005, by caste Hindu, by Profession Business, 2. Smt Krishna De, Wife of Late Rabi Sankar De, 35, Madan Mohan Tala Street, P.O: Hatkhola, Thana: Shyampukur, , City/Town: KOLKATA, Kolkata, WEST BENGAL, India, PIN - 700005, by caste Hindu, by Profession House wife, 3. Shri Uday Shankar De, Son of Late Luxmi Narayan De, 35, Madan Mohan Tala Street, P.O: Hatkhola, Thana: Shyampukur, , City/Town: KOLKATA, Kolkata, WEST BENGAL, India, PIN - 700005, by caste Hindu, by Profession Service, 4. Shri Arun Shankar De, Son of Late Luxmi Narayan De, 35, Madan Mohan Tala Street, P.O: Hatkhola, Thana: Shyampukur, , City/Town: KOLKATA, Kolkata, WEST BENGAL, India, PIN - 700005, by caste Hindu, by Profession Service

Indetified by Mr SWARUP BOSE, , , Son of Mr LAKSHMI KANTA BOSE, P.O: GPO, Thana: Hare Street, , 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 13-07-2023 by Shri Chiradeep Bhattacharya, Sole Proprietor, Messrs Synergy Consultants, 19A, Palit Street, City:- , P.O:- Ballygunge, P.S:-Bullygunge, District:-South 24-Parganas, West Bengal, India, PIN:- 700019

Indetified by Mr SWARUP BOSE, , , Son of Mr LAKSHMI KANTA BOSE, P.O: GPO, Thana: Hare Street, , Kolkata, WEST BENGAL, India, PIN - 700001, by caste Hindu, by profession Advocate

*fmj*

**Satyajit Biswas**

**ADDITIONAL REGISTRAR OF ASSURANCE  
OFFICE OF THE A.R.A. - II KOLKATA**

**Kolkata, West Bengal**

**On 15-07-2023**

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

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

**Payment of Fees**

Certified that required Registration Fees payable for this document is Rs 7.00/- ( E = Rs 7.00/- ) and Registration Fees paid by Cash Rs 7.00/-

**Payment of Stamp Duty**

Certified that required Stamp Duty payable for this document is Rs. 50/- and Stamp Duty paid by Stamp Rs 100.00/-  
Description of Stamp  
1. Stamp: Type: Impressed, Serial no 14931, Amount: Rs.100.00/-, Date of Purchase: 16/06/2023, Vendor name: S B Das

*Signature*

**Satyajit Biswas**  
**ADDITIONAL REGISTRAR OF ASSURANCE**  
**OFFICE OF THE A.R.A. - II KOLKATA**  
**Kolkata, West Bengal**



Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1902-2023, Page from 314579 to 314603  
being No 190209747 for the year 2023.



Digitally signed by SATYAJIT BISWAS  
Date: 2023.07.24 13:11:53 -07:00  
Reason: Digital Signing of Deed.

2023

(Satyajit Biswas) 2023/07/24 01:11:53 PM  
ADDITIONAL REGISTRAR OF ASSURANCE  
OFFICE OF THE A.R.A. - II KOLKATA  
West Bengal.

(This document is digitally signed.)

24/07/2023 Query No:-19028001754515 / 2023 Deed No :-I - 190209747 / 2023, Document is digitally signed.

Page 25 of 25

**SYNERGY CONSULTANTS**

*Proprietor*